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Alameda



Housing Element Appendices 2001-2006

of the
City of Alameda General Plan

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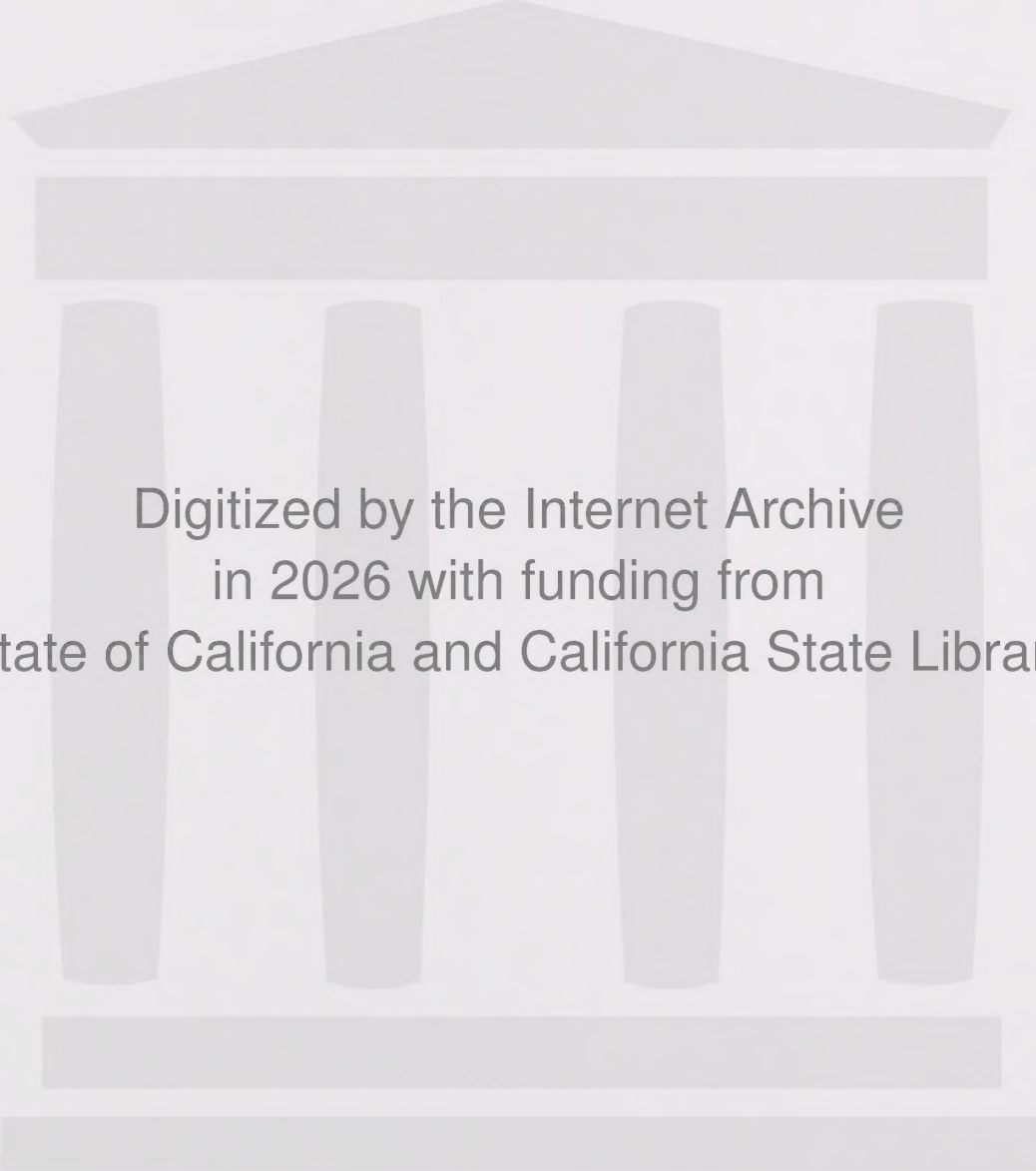


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City Council

Ralph Appezato, Mayor
Al Dewitt, Vice Mayor
Tony Daysog, Councilmember
Barbara Kerr, Councilmember
Beverly Johnson, Councilmember

James M. Flint, City Manager

David Berger, Assistant City Manager/Community and Economic Development

Development Services Department

Doug Yount, Development Services Director
Rachel Silver, Management Analyst

Planning and Building Department

Colette Menuier, Planning and Building Director
Cynthia Eliason, Planning Manager
Kevin Bryant, Planner III
Chandler Lee, Consultant

Adopted by City Council: _____

Housing Element Prepared by:

Steve Belcher, Consultant
Laura Fritz, Housing Specialist
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Sue Wong, Junior Typist Clerk

City of Alameda – Housing Element 2001-2006
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Alameda

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APPENDIX A LIST OF SOURCES

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City of Alameda General Plan, 1991 – all Elements
City of Alameda Housing Element, 1990
Ad Hoc Homeownership Committee Report, April 2000
Alameda Housing Authority PHA Plans – 5 Year Plan for Fiscal Years 2000-2004, Annual Plan for 2000
Report to Council for the Alameda Point Improvement Project, February 17, 1998
Five Year Implementation Plan: 2000-20004, Business and Waterfront Improvement Project, West End Community Improvement Project
Housing and Community Development Strategic Plan, FY 2000-2004
Economic Development Strategic Plan, July 2000
City of Alameda Housing Forum Recommendations, June 2000
NAS Alameda Community Reuse Plan, January 1996
City of Alameda Zoning Ordinance
Alameda Citywide Development Fee Nexus Study, January 2001

2. Data Sources

California Association of Realtors
ABAG Projections 2000
US Census Bureau - 1970, 1980, 1990, 2000 censuses
National Decision Systems
Housing Development Division Housing Needs Survey (“housing survey”), February 2001
California Department of Finance, Official State Estimates as of January 1, 2000 – City and County Population and Housing Estimates
Alameda Times Star
Alameda Unified School District
Evans/McDonough Company

3. Persons Consulted

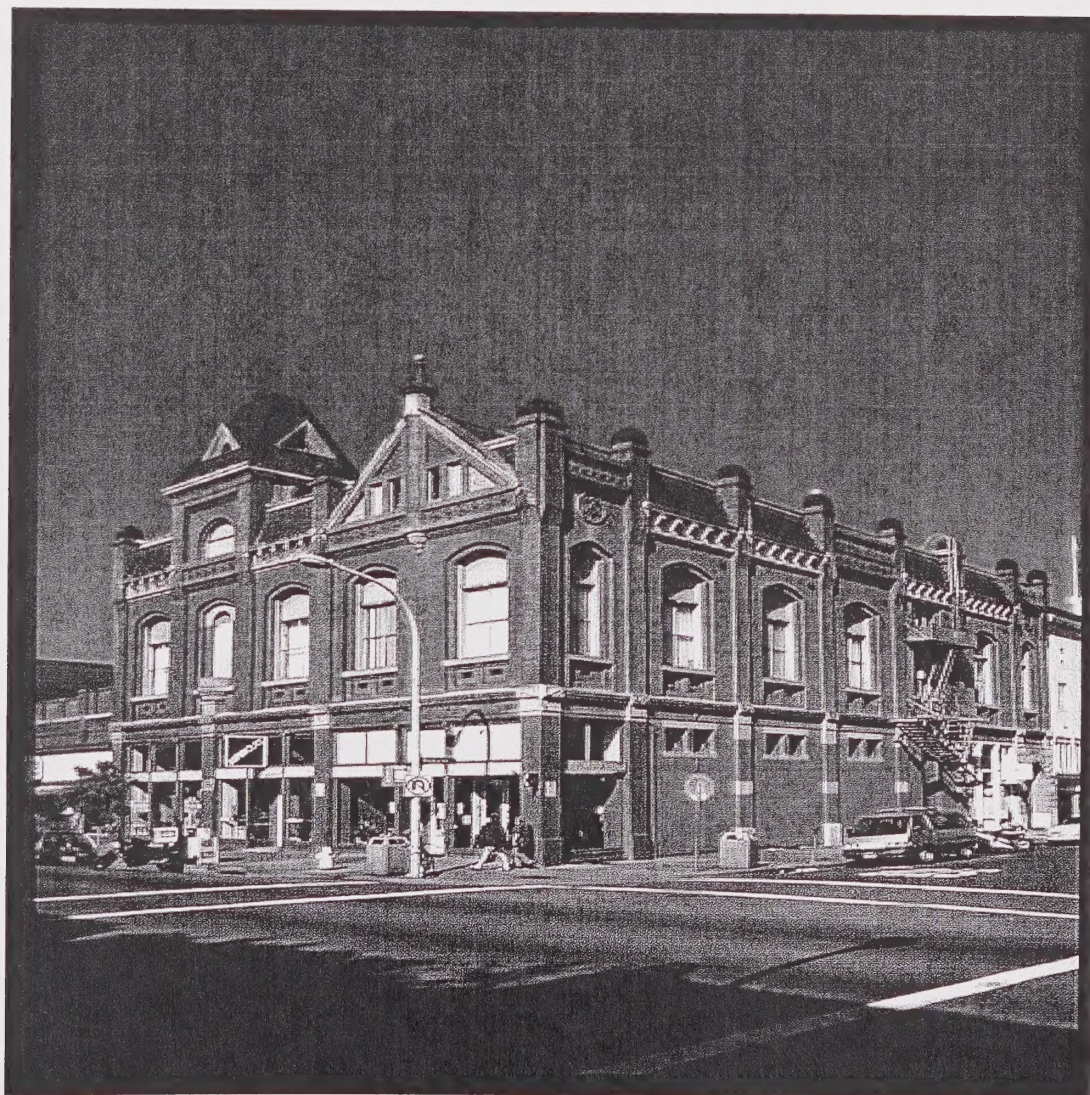
Carol Beaver – Community Development Manager, City of Alameda, Community Programs and Assistance
Steve Belcher – Consultant, City of Alameda, Business and Housing Development Division
Dave Berger – Assistant City Manager, City of Alameda, City Manager’s Office
Jeff Bond – Development Manager, City of Alameda, Business and Housing Development Division
Kevin Bryant, Planner III, Planning and Building Department
Cynthia Eliason – Planning Manager, City of Alameda, Planning and Building Department
Mike Pucci – Executive Director, City of Alameda, Housing Authority
Gail Patton – Administrative Management Analyst, City of Alameda, Community Programs and Assistance

Bob Haun – Housing Facilities Manager, City of Alameda, Community Programs and Assistance
Vivian Day – Building Services Manager, City of Alameda, Planning and Building Department
Dave Valeska – Planner III, City of Alameda, Planning and Building Department
Andrea Gaut, Bay Area Coastal Development Commission (BCDC)
Hing Wong, Regional Planner, ABAG
General Plan consultant – L.S.A. Associates
Wei Wang, California Association of Realtors, Data researcher
Gregg McFann – Building Official, City of Alameda, Planning and Building Department
Chandler Lee – Consultant, City of Alameda, Planning and Building Department
Barbara Winslow – Jacobson, Silverstein, Winslow Architects



Alameda

APPENDIX B LIST OF PARTICIPANTS



APPENDIX B LIST OF PARTICIPANTS

Stakeholder's Meeting

Tuesday, July 17, 2001

1. Belcher, Steve
2. Brooke, Brian
3. Burgos, Hector
4. Dankworth, Ed
5. Franz, Jim
6. Matthews, Tom
7. McCabe, Joel
8. Parodi, Emily
9. Shepard, Jack

Stakeholder's Meeting

Tuesday, June 26, 2001

1. Aurang, Rahim
2. Bach, Eve
3. Bauer, Roger
4. Belcher, Steve
5. Brooke, Brian
6. Franz, Jim

Housing Element Public Workshop

Saturday, May 19, 2001

1. Appezzato, Ralph
2. Bartanini, Michael
3. Bedonie, Ben
4. Bostian, Heather
5. Daysog, Tony
6. Dempsey, Garrett
7. Doherty, Peggy
8. Garner, Steve
9. Gould, David
10. Konrad, Joan
11. Nation, Ruhtia
12. Patton, Gail
13. Piziali, John
14. Rossi, Ron

15. Smith, Bill
16. Spanguer, Jon
17. Sweeny, Jean
18. Sweeny, Jim
19. Torrey, Michael John
20. Widner, Claudia

Public Meeting to Discuss Housing Issues
City Hall Council Chambers
March 29, 2001

1. Dieter, Irene
2. Favors, Jeannette
3. Gibbs, Cindy
4. Gibbs, Mark
5. Mason, Golda
6. Matthews, Tom
7. Nevlen, Richard
8. Paillet, Tera
9. Torrey, Michael J.

Public Meeting to Discuss Housing Issues
Mastick Senior Center
March 27, 2001

1. Black, Mildred
2. Brown, Jane
3. Carroll, G.A.
4. Doherty, Peggy
5. Hanks, Susie
6. Horwood, Daniel
7. Lalail, Willie
8. Leech, Patty
9. McNally, Alice
10. Michael, Dave
11. Reilly, Rosemary
12. Rollins, Aida
13. Santor, Cal
14. Teske, Richard
15. Torrey, Michael J.
16. Vande Walle, Richard



Alameda

APPENDIX C

PUBLIC PARTICIPATION PROCESS AND SCHEDULE



City of Alameda – Housing Element 2001-2006

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12. Report from the Planning Board Supporting the Report of the Ad Hoc Homeownership Committee (March 22, 2000)	C-50
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Item 1: Public Participation Schedule

Community members will have an opportunity to provide input on housing issues and the Housing Element update at all of the following proposed meetings

September 9, 1998	Ad Hoc Homeownership Committee Public Meeting - Alameda Association of Realtors
September 16, 1998	Ad Hoc Homeownership Committee Public Meeting - Housing Commission
September 24, 1998	Ad Hoc Homeownership Committee Public Meeting - Social Services Human Relations Board
September 26, 1998	Ad Hoc Homeownership Committee Public Meeting - Public workshop on draft recommendations, City Hall
September 28, 1998	Ad Hoc Homeownership Committee Public Meeting - Planning Board
October 15, 1998	Ad Hoc Homeownership Committee Public Meeting - Economic Development Commission
November 17, 1998	Ad Hoc Homeownership Committee Public Meeting - City Council
February 10, 2000	City of Alameda Housing Forum Meeting
March 9, 2000	City of Alameda Housing Forum Meeting
May 11, 2000	City of Alameda Housing Forum Meeting
June 8, 2000	City of Alameda Housing Forum Meeting
June 29, 2000	City of Alameda Housing Forum Meeting
September 23, 2000	General Plan Kick-Off Meeting - Identification of housing issues
Nov. 2000 - present	<u>Alamedahousing.com</u> - Ongoing input from alamedahousing.com website which contains a Housing Element message board
January 22, 2001	Planning Board Public Meeting- Review proposed consolidated housing policies
March 12, 2001	Planning Board Public Meeting (Presentation of housing survey results) March 29, 2001 Public Meeting - Gather public input on Housing Element update

March 27, 2001	Public Meeting to Discuss Housing Issues (Cosponsored by Mastick Senior Center)
March 29, 2001	Public Meeting to Discuss Housing Issues (Cosponsored by Mayor's Committee on Disability Issues)
April 19, 2001	Board of Realtors Meeting - Discuss Housing Element update
May 14, 2001	Planning Board Public Meeting (Review analysis of Housing Element programs and projects)
May 19, 2001	Housing Element Public Workshop
May 19, 2001	Public Workshop - Discuss Housing Element topics/issues including programs, policies, development goals
June 25, 2001	Invited Housing Advocates and Public Agencies Meeting (invited 19 nonprofits, agency, and church representatives) – discussed special needs
October 22, 2001	ISSUE PUBLIC DRAFT OF HOUSING ELEMENT
October 22, 2001	Planning Board Public Workshop
November 5, 2001	Rent Review Advisory Committee
November 15, 2001	Economic Development Commission Public Workshop <i>(To take place within scheduled EDC Monthly Meeting)</i>
December 12, 2001	ISSUE FINAL DRAFT OF HOUSING ELEMENT
December 18, 2001	Joint City Council Public Meeting and Planning Board Public Hearing - Adopts Housing Element and Approves EIR

Final Report from the Ad Hoc Homeownership Committee Recommending Policies to Achieve Alameda's Goal for Increasing Home Ownership (November 5, 1998)



November 5, 1998

ATTACHMENT III

To: Honorable Mayor and
Councilmembers

From: Dona Hoard
Community Development Director

Re: Final Report from the Ad Hoc Homeownership Committee Recommending
Policies to Achieve Alameda's Goal for Increasing Home Ownership

Background

The City Council appointed the Ad Hoc Homeownership Committee in late 1997, and included citizens and representatives from the Housing and Economic Development Commissions, the Planning and Social Service Human Relations Boards, and the Alameda Association of Realtors. The core of the Committee was composed of members of a committee which was responsible for recommending to Council strategies for voluntary legalization of undocumented residential construction. Because of this work, the Ad Hoc Homeownership Committee did not meet until March 12, 1998.

The Ad Hoc Homeownership Committee has completed its work, having met nine times through November 5 and the constituent focus groups have had many additional meetings. The Committee's report (on file at the City Clerk's Office) is organized by group subject areas (Education, Income and Finance, Legislation and Process, and Production and Construction). Each focus group established a goal statement to guide their work and identified important observations which are listed as "findings." Because many of the ideas generated by the groups were possible implementation opportunities, a category of "implementation ideas" was created.

The Ad Hoc Committee process featured a collaboration with City staff, a public workshop, and input from Boards and Commissions. Public interaction with the Committee has been enthusiastic if not always in accord with the Committee's direction. A number of public comments included statements of appreciation for the Committee's work.

Discussion and Analysis

The Committee's report includes policy proposals, implementation ideas and creation of continuing citizen oversight on the implementation of any policies adopted by Council. In a number of public hearings, speakers emphasized that ownership and rental markets are bound together in many ways. The Committee was cautioned to not negatively impact the rental market while pursuing homeownership goals. The Ad Hoc Committee has developed an effective operation and has a good foundation to form the nucleus for a focus on rental housing. An option of using the Housing Commission for this purpose might be explored, possibly inviting some Ad

Reports #5-D

11-17-98

Referred to CM

Hoc Committee members to serve on homeownership and/or renter subcommittees.

Budget Considerations/Fiscal Impact

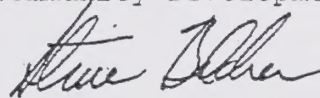
Estimating the fiscal or budget impact at this time is not possible. Staff will evaluate the impact after the City Council has indicated which proposed policies and programs it may want to adopt or implement. Continuing the Ad Hoc Committee will cost approximately \$1,500 a month. No funds for this purpose are currently budgeted.

Recommendation

Accept the Committee report and adopt the policy recommendations with the proviso that there is no negative impact on renters with incomes at or below 80 percent of the City's median income. Request that the Ad Hoc Committee serve for another 120 days in order to respond to Council direction on the Committee's recommendations and the development of concrete proposals to implement Council adopted policies. Also, appropriate \$9,000 for staff support to the Committee from the general fund reserve as a mid-year budget adjustment. It is further recommended that the Mayor appoint a new Ad Hoc or Sub Committee on Rental Housing.

Respectfully submitted,

Dona Hoard
Community Development Director



By: Steve Belcher
Housing Development Manager

DH\SB:dc

cc: Ad Hoc Homeownership Committee

FORWARDED



Letter to Mayor and Council members on how to increase the rate of home ownership in Alameda (November 9, 1998)



City of Alameda
AD HOC HOME OWNERSHIP COMMITTEE

November 9, 1998

Honorable Mayor and Councilmembers:

The Ad Hoc Homeownership Committee respectfully submits its report to the City Council on how to increase the rate of home ownership in Alameda. Included in the report are the Committee's policy recommendations, examples of ideas for implementation, and observations in terms of "findings" on the state of the current homeownership market.

Over the past nine months the Committee has made an effort to provide the City Council with these recommendations to implement current Council policy of increasing the number of homeowners in the City of Alameda to 60% of total households. The Committee feels it has made significant progress in meeting the Council's charge. The Committee has developed and pursued a methodology which featured a brain-storming exercise and priority setting in which issues impacting homeownership were identified. Subsequently, the Committee subdivided into four focus groups, education, income and finance, legislation and process, and production and construction (See Attachment I, Focus Groups).

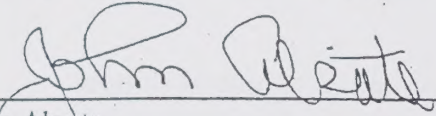
Each group met many times and developed draft recommendations for consideration by the Committee as a whole. The Committee and groups drafted "mission statements" as an aid to focus on their particular policy responsibilities. "Findings" were developed to represent essential conclusions by the Committee regarding various aspects of home ownership in Alameda (See Attachment II, Findings). "Implementation ideas" reflect possible actions following City Council review and the Council's direction on implementation of various proposed policies.

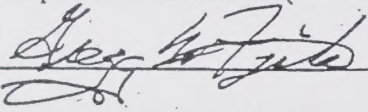
The Committee took special attention to ensure the process for developing recommendations was open to the public. Not only have all nine Committee meetings to date been open to the public but there have been presentations, for the purpose of soliciting input, to the Alameda Association of Realtors, Housing Commission, Social Services and Human Relations Board, the Planning Board, and the Economic Development Commission. A public workshop on the Committee's draft recommendations was held on September 26, 1998, and was attended by almost 20 people (See Attachment III, Notes From Boards and Commissions and Public Workshop).

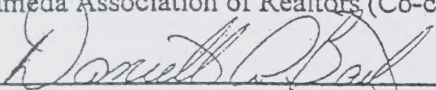
The Committee also considered the question of what happens after their report is presented to Council. The Committee recommends that there should be continuing public input and guidance to City staff on developing programs to increase the percentage of homeownership in Alameda. The Committee believes that a new Ad Hoc Committee would be of great benefit to City staff in developing programs to increase homeownership. The new Committee would go one step further by providing guidance and public input into the actual development of homeownership programs. Finally, the Committee recommends that the Council form a body to study and make recommendations on the impacts of rising rents.

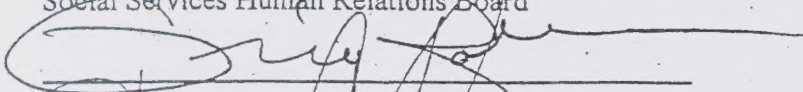
Ad Hoc Homeownership Committee

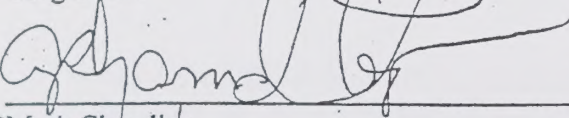
In conclusion, the Ad Hoc Homeownership Committee has completed its work and recommends to the City Council the following policies to increase homeownership in the City of Alameda.

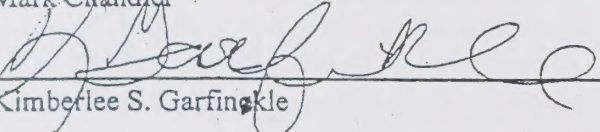

John Abrate
Economic Development Commission (Co-chair)

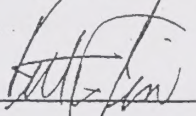

Gregg Fujita
Alameda Association of Realtors (Co-chair)

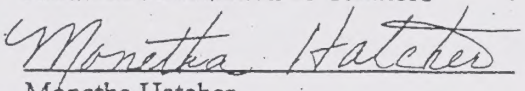

Danielle Bailey
Social Services Human Relations Board

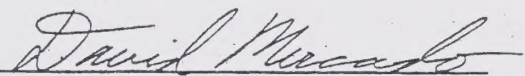

Greg Boller

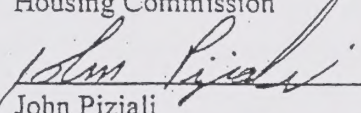

Mark Chandler

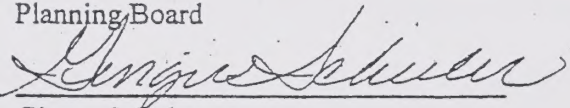

Kimberlee S. Garfinkle

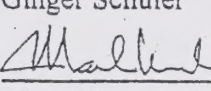

Victor Jin
Alameda Association of Realtors


Monetha Hatcher


David Mercado
Housing Commission


John Piziali
Planning Board


Ginger Schuler


Mark Wommack

Policy Recommendations from Ad Hoc Home Ownership Committee (November 9, 1998)



City of Alameda
AD HOC HOME OWNERSHIP COMMITTEE

John Abrate, Co-Chair
Gregg Fujita, Co-Chair

Policy Recommendations

Committee Mission Statement: To identify practical and feasible strategies, including new development, conversion, increased access to financing, education, and legislative initiatives, to produce home ownership opportunities for people who live and work in Alameda.

Education Policy Recommendations:

1. Provide opportunities to raise the issue of affordable ownership and showcase particular programs or projects which support access to affordable ownership.
2. Make providing affordable ownership housing to Alameda residents a high priority.
3. Assist people who live and/or work in Alameda to become home buyers.
4. Develop a three to a five-year program of saving toward down payment, establishing good credit and educational programs or services on home buying techniques which will result in Alameda families becoming homeowners.

Implementation Ideas:

- a. Need for Entry-level Housing. Publicize the need to provide affordable entry level housing for Alameda's young adults.
- b. Central Information Source. Develop a central library or depository of information on home ownership programs.
- c. Monthly Workshops. Hold or conduct at least monthly introductory home buyer workshops for prospective home buyers.
- d. Counseling Program. Implement an ongoing home ownership counseling program by contracting with a home buyers assistance consultant, and guide home buyers to educational programs sponsored by such organizations as the Housing Authority and title companies.
- e. Home Ownership Week. Sponsor the annual National Home Ownership Week to promote ownership.
- f. Community Critique. Periodically invite selected housing and neighborhood representatives to listen to and critique housing policies.

Income and Finance Policy Recommendations:

1. Develop programs that facilitate home financing assistance to increase the number of potential homeowners in Alameda. These programs should be initiated as soon as possible to take advantage of current market conditions.
2. Create programs that provide financial incentives to property owners who sell properties to current tenants.
3. Provide incentives to employers who encourage homeownership in Alameda among their employees.

Implementation Ideas:

- a. The City should provide home financing assistance programs that meet the needs of households up to 120 percent of median. Current programs, the CASA and Downpayment Assistance programs should compliment each other.
- b. Propose legislation to allow inclusionary housing funds generated in the BWIP to be used by 120 percent median income home buyers outside the project area.
- c. First-time Homebuyer Incentives. Provide developers with incentives to offer homes designated for first-time home buyers who currently live in Alameda. The City should provide incentives to developers to use such programs as the AFL-CIO Residential Investment Fund/Fannie Mae program which can increase the number of potential home owners.
- d. Live and Work in Alameda. Establish a program in which employers create partnerships with the City to increase the percentage of employees who own homes in Alameda. Develop a program of incentives for Alameda employers to encourage employees to live in ownership housing.
- e. Employer Partnerships. Establish a program in which employers create partnerships with the City to increase the percentage of employees who own homes in Alameda. The City should develop a program of incentives for Alameda employers to encourage employees to live in ownership housing.

Legislation and Process Policy Recommendations:

1. Give residential development high priority in the City's entitlement process.
2. The City general plan and zoning ordinance should be revised to encourage, or require, residential development that provides within each new development more diversity in the housing product to:

- a. Provide a wider range of ownership opportunity within each new community. This may include expanded opportunity to respond to variations in income and housing needs.
 - b. Allow for the inclusion of more affordable housing within the development while avoiding the pitfalls that make developers reluctant to place such units within a more homogenous developments.
 - c. Create new development that is more consistent with the traditional Alameda neighborhood and less suburban in nature.
3. There should a public forum to provide continuing public input and guidance to City staff on developing programs to increase the percentage of homeownership in Alameda.

Implementation Ideas:

- a. Work-Live Ordinance. Develop a program to convert industrial property to work-live. This could provide opportunities for young Alameda entrepreneurs to stay in Alameda while developing their businesses. The proposed work-live ordinance should be completed as soon as possible.
- b. Diverse Product Type. Establish a program where new home developers are encouraged to offer diverse housing types within each development.
- c. Condominium Conversion. Review the condominium conversion ordinance to determine if certain restrictions could be eased to facilitate conversion.

Production and Construction Policy Recommendations:

1. Increase the amount of property available for residential development to increase the supply of new housing units.
2. Develop housing units priced between \$130,000 and \$220,000 to meet the needs of people with incomes between 80% and 120% of the area median income (\$45,300 to \$75,900 for a family of four).
3. Create affordable home buying opportunities through the conversion of a limited number of rental properties to homeownership units.
4. Make it a City requirement that developers of new housing units in redevelopment areas construct required affordable housing on-site.
5. Provide incentives in the developer selection process to exceed the redevelopment affordable housing requirement.

Implementation Ideas:

- a. Realtors Recommendation. Implement the Association of Realtors recommendation that a trial property be identified for evaluating options to expedite conversion. This would entail modifying the existing condominium conversion ordinance to facilitate the conversion of a limited number of multi-family rental properties to homeownership units where such units are first offered to existing tenants, and tenants that choose not to purchase are allowed to continue renting.
- b. Single-Family Conversion. Develop a program to encourage conversion of buildings originally constructed as single family homes which now contain multiple units back to owner occupied single family homes. The program could waive permit fees and/or provide low interest loans.
- c. Create a Nonprofit Housing Corporation. Nonprofit housing development should be established in Alameda in order to provide opportunities for additional funding, grants, citizen groups working directly with developers, and a citizen based focal point for developing affordable home ownership in Alameda.
- d. Ownership Options. Evaluate the option of focusing available housing funds on ownership options. This could include identifying City and other sources of funds that may be available for homeownership programs. Hold a conference with City and other government agencies, foundations, lending institutions, non-profits, etc. to identify the various funding sources that may be available, and how they can be combined to create successful home buying programs.
- e. New Residential Sites. Identify sites which currently do not permit residential development, but may be suitable for such development, and make any necessary changes to the General Plan and Zoning Regulations to allow residential development on such sites.
- f. One Stop. Make Alameda more "business friendly" by developing a "one stop shopping" permitting process. Since delays can be costly, have one place for people to go where questions can be asked and answers received in a timely manner.
- g. Encourage a Variety of Housing. Meet with residential developers to determine what actions the City could take to encourage developers to create housing units with a mix of types, styles, sizes and prices within a development.
- h. Sell Homes to Tenants. Encourage owners of homes that are rented out to consider selling those homes to the existing tenants through lease-to-buy arrangements, or to home buyers in general. Providing such owners with free financial planning and estate planning may point out advantages to selling such properties as opposed to keeping them as rentals.

ATTACHMENT I FOCUS GROUPS

Education Group

Kimberlee S. Garfinkle, Group Chair

Ginger Schuler

John Abrate, Economic Development Commission

Goal: Identify strategies for informing potential home buyers of all public and private resources and for securing access to personal counseling necessary to prepare future home buyers.

Income and Finance Group

Danielle Bailey, Social Services Human Relations Board, Group Chair

Greg Fujita, Alameda Association of Realtors

Monetha Hatcher

Mark Chandler

Goal: Identify specific strategies and techniques for easy access to information on multiple and complimentary financing programs; review the effectiveness of existing City home ownership programs.

Legislation and Process Group

Mark Wommack, Group Chair

John Piziali, Planning Board

Greg Boller

Goal: Review the existing legislation and entitlement processes and propose or support legislative strategies to take advantage of opportunities for either converting or reusing existing buildings or for developing new properties for ownership housing.

Production and Construction Group

David Mercado, Housing Commission, Group Chair

Victor Jin, Alameda Association of Realtors

Goal: Increase homeownership opportunities for people with a variety of incomes by identifying strategies for new construction, and converting a limited number of existing rental units to ownership housing.

ATTACHMENT II FINDINGS

Prospective buyers need to be educated on how to buy a house and how to make themselves credit worthy.

There is a lack of awareness of the needs of small and single person households.

Many Alamedans are being priced out of the Alameda ownership market.

The children of many Alameda residents are having and will have difficulty finding ownership housing in the City.

Demand for ownership housing is not being met due to Alameda's high real estate values and unavailability of feasible financing programs.

There is a lack of coordination among available home ownership financing programs, which impacts the efficient use of these programs.

There is a great demand for the City's first-time home buyer programs in the 80 to 120 percent household income range (\$45,300 to \$75,950 for a family of four).

In-lieu fees from the Business and Waterfront Improvement Project, a source of funding for the City's first-time home buyer programs, can only be used for units in multi-family buildings and within the project area -- an area which has no condominiums and few duplexes.

There is a shortage of existing housing, of appropriately zoned undeveloped or under-utilized land, and of diversity within the housing product available, which limits the community's ability to achieve the City Council adopted home ownership objective.

Current City regulations narrowly limit land development patterns within Alameda. This restricts the opportunity to provide creative housing solutions that could better serve a wider cross section of housing needs. These regulations also promote the production of suburban housing solutions that lack the critical design elements of the traditional Alameda neighborhood.

Economic pressures rather than community needs establish the design parameters of the large developers that will provide the majority of new housing within Alameda. This leads to the construction of large communities that provide housing which satisfy the needs of a very narrow segment of the City's population.

The combined effect of economic and regulatory pressures conspires to prohibit the construction of housing for a diverse Alameda population. Not every family needs nor can afford the typical new home that is the product of this process.

There is not enough vacant residentially zoned land to ultimately meet the City Council home ownership goals.

ATTACHMENT III
MEETING SCHEDULE AND NOTES

November 9, 1998

City of Alameda
Ad Hoc Home Ownership Committee
HISTORY OF COMMITTEE AND PUBLIC MEETINGS

Committee Regular Meetings (6:30 p.m., Room 120, Building One, Alameda Point, first Thursday of the month)
March 12, 1998 (first meeting)
April 2, 1998
May 7, 1998
June 4, 1998
July 2, 1998
August 6, 1998
August 20, 1998
September 3, 1998
October 1, 1998
November 5, 1998 (last meeting)

SCHEDULE OF PUBLIC PRESENTATIONS

September 9	Alameda Association of Realtors, 12:00 PM, Aroma Restaurant
September 16	Housing Commission, 7:30 PM, Independence Plaza
September 24	Social Services Human Relations Board, 7:00PM, Council Chambers
September 26	PUBLIC WORKSHOP ON DRAFT RECOMMENDATIONS 10:00 A.M. TO NOON, COUNCIL CHAMBERS, CITY HALL
September 28	Planning Board, 7:00PM, Council Chambers
October 15	Economic Development Commission, 7:30PM, Council Chambers
November 17	Recommendations to the City Council, 7:30 PM, Council Chambers

* Meets at Alameda Point, Building One, Conference Room #120

City of Alameda
Ad Hoc Home Ownership Committee

SELECTED NOTES FROM BOARDS AND COMMISSIONS
ON
THE DRAFT POLICY RECOMMENDATIONS

ALAMEDA ASSOCIATION OF REALTORS

- Be careful of recommending anything that sounds like overturning Measure A
- If you convert, you lose rentals.
- How did the City approve the improvements to the house adjacent to 1129 Regent?
How did it avoid design review?
- Support for City supported home ownership education programs
- Why not develop a program where a unit can be converted one at a time?

HOUSING COMMISSION

- Where will the increase in ownership units come from? What is the impact on rental housing?
- Why be concerned about Alameda residents who can't afford to purchase homes? They can purchase homes in other areas which they can afford. What is the impact on the quality of life in Alameda with low income ownership?
- Low income ownership should not be equated with less desirable families.
- My son and daughter, respectively an Alameda policeman and nurse at Alameda Hospital, cannot afford to live in Alameda.
- Many renters are being forced out of Alameda.
- There is a worry about the impact of conversion.
- The legislative group policies do not make sense.
- The Committee did a fantastic job . . . a marvelous job.

SOCIAL SERVICES HUMAN RELATIONS BOARD

- Concern that income is the issue in housing affordability.
- Moderate income families are not being served, they need more assistance.
- Low income families in the West End are being forced out. Families in Harbor Bay Island Apartments are being forced out.
- How can a developer make money selling a \$150,000 house as recommended by the Committee?
- Regarding nonprofit corporations, Bridge Housing Inc., a nonprofit affordable housing developer, has done wonderful stuff.

- There should be an attempt to reserve affordable units in Harbor Island Apartments.
- Develop classes at the College of Alameda which teach how to be a home owner or how to use "sweat equity."

PLANNING BOARD

- Initial cost of a home is a major obstacle in home ownership.
- Housing prices will increase as there is more pressure to develop available land.
- Alameda is becoming increasingly desirable as a place to live putting more market pressure on small units.
- Affordability is not a new problem, many people I went to school with no longer live in Alameda because of affordability problems.
- The most valuable proposals are those that highlight existing homeownership opportunities.
- How does the Committee propose to implement the policy proposals regarding converting absentee owned rentals to ownership?
- The Committee should look at promoting 40 year mortgages as a strategy for making ownership more affordable.
- Once some families actually get in an ownership situation, monthly payments can be cheaper than rent.

ECONOMIC DEVELOPMENT COMMISSION

- In reference to the recommendation on creating more residentially zoned land, did the Committee survey available land that is currently zoned residential? No.
- Liked the policy which recommends financial incentives for absentee owners to sell to tenants.
- Has the Committee looked into the number of absentee landlords?
- Isn't there a conflict between redevelopment goals (e.g., to increase value of real estate) and providing affordable housing?
- Concern that the pressure to divert more land to housing might impact availability of land for commercial activities.

Letter to the Economic Development Commission Submitting Proposed Ad Hoc Homeownership Committee Recommendations (March 17, 1999)





Housing Authority of the City of Alameda

701 Atlantic Avenue · Alameda, California 94501 · FAX: 522-7848 · TEL: (510) 522-8422 · TDD: (510) 522-8467

March 17, 1999

Francis J. Matarrese, Chair
Economic Development Commission of the City of Alameda
City of Alameda

Dear Chair Matarrese:

On December 1, 1998, the City Council referred the Ad Hoc Homeownership Committee report and recommendations to the Housing Commission for evaluation of policies and implementation ideas. The Council also directed the Housing Commission to refer appropriate Ad Hoc Homeownership Committee recommendations to selected boards and commissions.

The Housing Commission, in turn, formed a subcommittee to meet with the Ad Hoc Homeownership Committee, to evaluate which policies and implementation ideas should appropriately be referred to other boards and commissions. Based upon the recommendations of this joint committee, the Housing Commission hereby refers the following recommendations as proposed by the Ad Hoc Homeownership Committee to the Economic Development Commission:

Income and Finance Implementation Ideas:

- a. Propose legislation to allow inclusionary housing funds generated in the BWIP to be used by 120 percent median home buyers outside the project area.
- b. Employer Partnerships. Establish a program in which employers create partnerships with the City to increase the percentage of employees who own homes in Alameda. The City should develop a program of incentives for Alameda employers to encourage employees to live in ownership housing.

Legislation and Process Policy Recommendations:

Give residential development high priority in the City's entitlement process (also referred to the Planning Board).

Production and Construction Policy Recommendations:

1. Increase the amount of property available for residential development to increase the supply of new housing units. (Also referred to the Planning Board)



2. Develop housing units priced between \$130,000 and \$220,000 to meet the needs of people with incomes between 80% and 120% of the area median income (\$45,300 to \$75,900 for a family of four). (Also referred to the Planning Board).
3. Make it a City requirement that developers of new housing units in redevelopment areas construct required affordable housing on-site.
4. Provide incentives in the developer selection process to exceed the redevelopment affordable housing requirement.

Implementation Ideas:

- a. New Residential Sites. Identify sites which currently do not permit residential development, but may be suitable for such development and make any necessary changes to the General Plan and Zoning Regulations to allow residential development on such sites. (Also referred to the Planning Board).

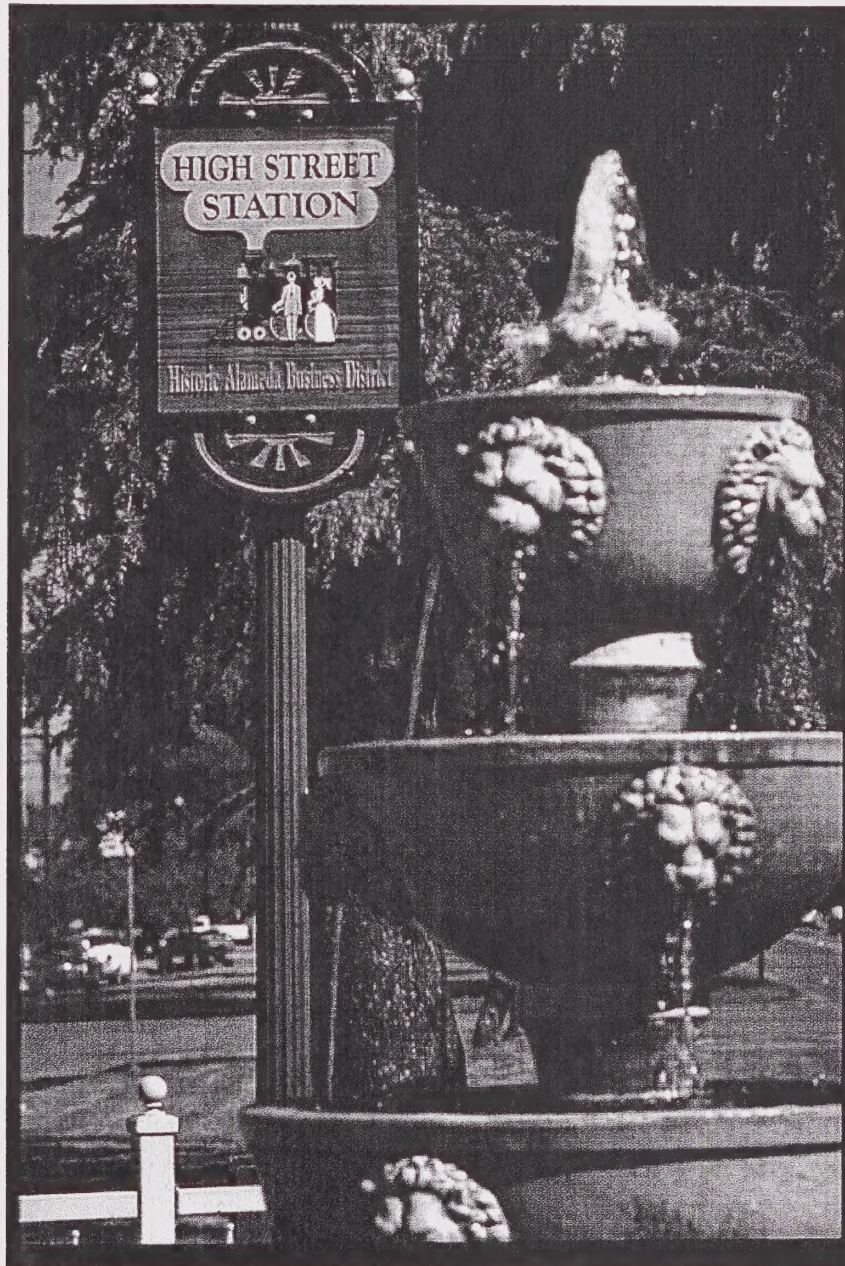
The City Council is expecting to receive feedback from the respective board and commissions charged with reviewing and evaluating the recommendations of the Ad Hoc Homeownership Committee. I understand the Economic Development Commission will have to establish its own schedule and process for evaluating the proposed policy recommendations and If you have any questions or need clarification on any of the policy recommendations or implementation ideas, please call Steve Belcher, Housing Development Manager, with the Community Development Department, at 749-5821. Thank you.

Sincerely,

Arthur Kurrasch, Chair
Housing Commission of the City of Alameda

AK:ed

Minutes of Economic Development Commission Meeting on April 15, 1999



MINUTES
ECONOMIC DEVELOPMENT COMMISSION
MEETING OF APRIL 15, 1999

CALL TO ORDER AND ROLL CALL Chair Matarrese called the meeting to order at 7:35 p.m.

Present: Commissioners Abrate, Cook, deHaan, Kemp, Matarrese, Parker, Shiber, Stieg and Ward

Absent: None

Staff: Mikiten

ORAL COMMUNICATIONS, AGENDA

MINUTES

- (1) Minutes of the Regular Meeting of March 18, 1999. Moved, seconded, to approve, as amended (Item 11, change Robert Cromwell to John Cromwell), the minutes of the Regular Meeting of March 18, 1999, 7/0/2 (Commissioners Parker and Stieg abstained due to their absence at the March 18 meeting).

CONSENT CALENDAR

Commissioner Parker requested that Item (4) be removed from Consent Calendar for discussion. Moved, seconded, and unanimous to approve the remaining Consent Calendar.

- (2) Information about Economic Development Related Activities Concerning Alameda Point, the Alameda Reuse and Redevelopment Authority (ARRA) and the Base Reuse Advisory Group (BRAG). Accepted.
- (3) Log of Projects Circulated to the Economic Development Division. Accepted.
- (5) EDC Attendance Report. Accepted.

NEW BUSINESS (taken out of order)

- (4) Key Activities List. Commissioner Parker inquired why the Commercial Recruiter does not market South Shore Shopping Center. She suggested that the Economic Development Strategic Plan address transportation and include the Alameda Beltline. She inquired about toxics at the former Union 76 station on Webster Street and suggested that the city involve other agencies in a solution. She stated that the Weyerhaeuser site plans failed to include access to the estuary. Accepted.

UNFINISHED BUSINESS None.

REPORTS AND RECOMMENDATIONS

- (6) Oral Report from Base Reuse Advisory Group (BRAG) representative Doug deHaan. Report accepted.
- (7) Report from Home Ownership Advisory Committee representative John Abrate. Commissioner Cook requested analysis on cost of public services to housing

versus commercial uses. Moved (Cook), seconded and unanimous to direct the Ad Hoc Home Ownership Advisory Committee to clarify in the summary section the Committee's intent (1) that affordable units should be distributed throughout a development in such a way that they are indistinguishable from market rate units, (2) to avoid displacing renters who wish to remain when units are converted to ownership housing, (3) to include economic impacts in analysis when rezoning from commercial to residential. Furthermore, the EDC accepts the recommendations from the Committee, and requests a letter be prepared applauding the Committee's effort.

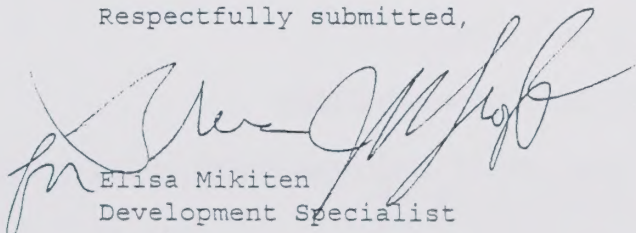
- (8) Oral Report from Business Retention and Development Task Force (BRDTF) Chair Pattianne Parker. Chair Matarrese will request a list of Public Works Department priorities. Report accepted.
- (9) Oral Report from Waterfront Subcommittee Chair Anne Cook. Report accepted.
- (10) Oral Report from Alameda County Economic Development Alliance for Business (EDAB) Transportation Focus Groups Attendee Charles Ward. The focus group hosted by EDAB listed access to Alameda Point as one of the top five priorities for the East Bay. Report accepted.
- (11) Report Regarding the EDC's Recommended Economic Development Strategic Plan Task Force Membership and Consideration of Request to Re-open Nominations. Speakers: Pauline Kelley. Moved (Parker), seconded and unanimous to re-open the nomination period for the Local Developer seat for two weeks, and to defer taking any action in response to the BRAG's observation that the Council approved composition of the EDSP Task Force lacks a BRAG representative, as an issue for the Council to address.
- (12) Status Report Regarding Catellus Project. Chair Matarrese requested that the Executive Summary to the EIS be distributed to the EDC, and that a summary of the terms of the DDA be provided to the EDC for action. Report accepted.
- (13) Criteria for EDC Review of Economic Development Projects. Commissioner Cook will work with staff regarding looking at when things come to the EDC.

WRITTEN COMMUNICATIONS None.

ORAL COMMUNICATIONS, NON-AGENDA ITEMS Speakers: Pauline Kelley and Jerry Sherman. Commissioner Parker would like economic impacts to appear in the Park Street timeline. Commissioner Shiber inquired about the current retail leakage. Commissioner Ward requested that Trammell Crow come and represent themselves.

ADJOURNMENT The meeting was unanimously adjourned.

Respectfully submitted,



Elisa Mikiten
Development Specialist

EM/SF:sf

Proposed Recommendations to Housing Commission (April 21, 1999)



Proposed Recommendations to Housing Commission
April 21, 1999

At the direction of the City Council, members of the Housing Commission and Ad-Hoc Homeownership Committee met over several months to evaluate the policies and implementation ideas of the Ad-Hoc Homeownership Committee. The results of these meetings included the referral of appropriate items to the Economic Development Commission and the Planning Board, and refinement of the remaining items.

The following are the recommendations of the joint Housing Commission and Ad-Hoc Homeownership Committee:

1. Create educational programs to assist people who live or work in Alameda to become homeowners.
 - A. Develop a central library or office where people can go to obtain information on all aspects of the home buying process, and available financing programs.
 - B. Contract with a home buyers assistance consultant to answer people's questions about the home buying process, and guide them to educational programs sponsored by banks, title companies, etc.
 - C. Conduct monthly workshops to introduce people to the home buying process, and to develop a plan for becoming a homeowner.
 - D. Advertise the availability of such home buying services through the press, neighborhood groups, sponsoring the National Homeownership Week, etc.
2. Create financing assistance programs to increase the number of potential homeowners in Alameda.
 - A. Provide financing assistance programs to meet the needs of households with incomes up to 120% of the county median.
 - B. Provide incentives to developers to offer homes designated for first time home buyers who currently live or work in Alameda.
 - C. Provide incentives to employers to create partnerships with the City to increase the percentage of employees who own homes in Alameda.
 - D. Focus housing funds on ownership programs by identifying City and other sources of funding that may be available for homeownership programs.
 - E. Hold a conference with local banks, government agencies, non-profit groups, charitable foundations, etc. to identify funding sources, and how they can be combined to create successful home buying programs.
 - F. Create a non-profit housing corporation to provide opportunities for additional funding and grants, and to be a citizen based focal point for developing affordable homeownership opportunities.

3. Create affordable home buying opportunities through the conversion of a limited number of rental properties to home ownership units.
 - A. Encourage owners of single-family homes that are rented to sell the homes to existing tenants through lease-to-buy arrangements, or to home buyers in general. Providing owners with free financial or estate planning may point out advantages to selling such properties instead of keeping them as rentals.
 - B. Develop a program for the City to purchase a limited number of rental properties and convert them to affordable homeownership units offered first to existing tenants, but without displacing tenants who do not purchase their unit.
4. Require developers of housing in redevelopment areas to construct the required affordable housing on-site.
 - A. Meet with residential developers to determine what actions the City can take to encourage developers to create a mix of housing types, styles, sizes and prices within a development.
 - B. Meet with residential developers to determine what actions the City can take to encourage developers in redevelopment areas to build more than the required 15% of affordable housing units.

Letter from the Economic Development Commission Accepting Ad Hoc Homeownership Committee's Recommendations (April 21, 1999)





City of Alameda • California

April 21, 1999

Arthur Kurrasch, Chair
Housing Commission of the City of Alameda

Dear Chair Kurrasch:

On behalf of the Economic Development Commission (EDC), we applaud the Ad Hoc Homeownership Committee's efforts to identify practical and feasible strategies to produce home ownership opportunities for people who live and work in Alameda.

At it's April 15, 1999 meeting, the EDC reviewed the Ad Hoc Homeownership Committee's policies and implementation ideas forwarded to us in your March 17, 1999 letter. The EDC unanimously accepted the Committee's recommendations.

As a result of the EDC review and discussion, it is recommended that the Committee highlights explicitly in the summary section of the report their intent (1) that affordable units should be distributed throughout a development in such a way that they are indistinguishable from market rate units, (2) to avoid displacing renters who wish to remain when units are converted to ownership housing, (3) to include economic impacts in analysis when rezoning from commercial to residential.

Thank you for the opportunity to review and provide comments.

Sincerely,

A handwritten signature in dark ink, appearing to read "Frank Matarrese".

Frank Matarrese, Chair
Economic Development Commission

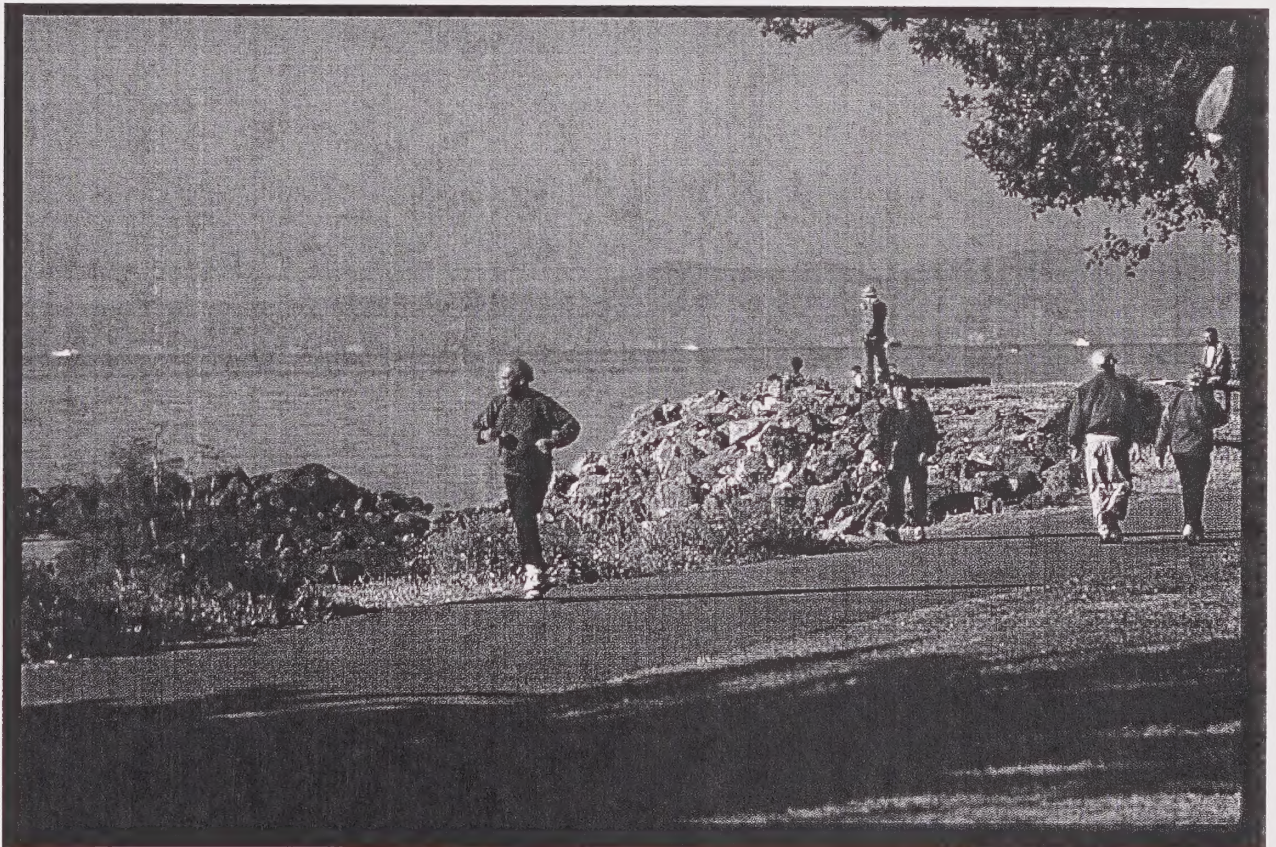
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F:EDC\Correspondence
F:Housing\Ad Hoc Homeownership Committee

Economic Development Division

Alameda Point Main Office
950 West Mall Square, Room 215
Alameda, CA 94501-7552
510 749.5800 • Fax 510 749.5808 • TDD 510 522.7538

**Authorizing the Chair to Forward the Housing Commission
Subcommittee/Ad Hoc Homeownership Committee
Recommendations to the City Council (May 10, 1999)**





Housing Authority of the City of Alameda

701 Atlantic Avenue • Alameda, California 94501 • FAX: 522-7848 • TEL: (510) 522-8422 • TDD: (510) 522-8467

TO: Honorable Chair and Members
of the Housing Commission

FROM: Michael T. Pucci
Executive Director

DATE: May 10, 1999

RE: Authorizing the Chair to Forward the Housing Commission Subcommittee/Ad Hoc
Homeownership Committee Recommendations to the City Council

Background:

On April 21, 1999, the final joint meeting of the Housing Commission Subcommittee and the Ad Hoc Homeownership Committee was held to finalize its recommendations to the full Housing Commission. This group was charged by the Housing Commission to make recommendations to the full Commission on what policy recommendations to refer to other boards and commissions and which to retain.

Discussion:

Over a period of several months members of this joint committee met to review the Ad Hoc Homeownership Committee's policy recommendations to increase the level of home ownership in Alameda. On March 17, 1999, the joint committee recommended that the Housing Commission forward specific policy recommendations and implementation ideas to the Chair of the Planning Board and Economic Development Commission. The Housing Commission approved these recommendations and authorized the Chair of the Housing Commission to sign letters to that effect. Copies of these letters are attached as Exhibits A and B.

The joint committee continued to meet to refine the remaining policy recommendations and implementation ideas to present to the Housing Commission. The results of this process are attached as Exhibit C.

Recommendation:

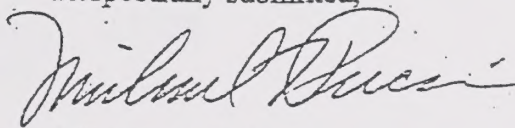
The Subcommittee of the Housing Commission and the Ad Hoc Homeownership Committee recommend the Housing Commission:

44



1. Accept the proposed policy recommendations to increase the level of home ownership in Alameda for further evaluation; and
2. Authorize staff to forward the report to the City Council.

Respectfully submitted,



Michael T. Pucci
Executive Director

MTP:ED

Attachments

cc: Steve Belcher

u:\commission reports\jocs award.doc

Recommendation to Housing Commission Regarding the City of Alameda Housing Commission Report of March 17, 1999 on Homeownership (June 14, 1999)



City of Alameda

Inter-department Memorandum

Date: June 14, 1999

To: President Harris and
Members of the Planning Board

From: Colette Meunier
Planning Director

Re: Recommendation to Housing Commission Regarding the City of Alameda
Housing Commission Report of March 17, 1999 on Homeownership

BACKGROUND/DISCUSSION:

During 1998, the City Council discussed methods to increase the home ownership rate in the City of Alameda, from 41% existing in 1980, reported in the General Plan Housing Element, to an objective of 60%. The Housing Element (page 2-3, policy B-1) also encourages increasing home ownership. These goals are consistent with City objectives to produce more dwelling units, and to both retain and add to the affordable housing stock. The Housing Element also identifies constraints to housing production in Chapter 7 (shortage of vacant land), Chapter 8 (high land and financing costs and the historic status of homes on many existing lots) and Chapter 9 (zoning limitations including density standards).

The Ad Hoc Homeownership Committee was established by the City Council to study options for fulfilling the City Council's ownership objective. Membership included John Abrate, Danielle Bailey, Greg Boller, Mark Chandler, Greg Fujita, Kimberlee Garfinckle, Mark Hanna, Monetha Hatcher, Victor Jin, Linda Larkin, John Piziali, Ginger Schuler, Linda Soulages, Alice Wheless and Mark Wommack. Subcommittees met and prepared recommendations, which were consolidated into a Committee report. On December 1, 1998 the City Council referred the Ad Hoc Home Ownership Committee report to the Housing Commission of the City of Alameda. On March 17, 1999 the Housing Commission sent a letter referring some specific recommendations regarding home ownership to the Planning Board for review. Staff has reviewed the recommendations and provides this report to the Planning Board to assist in evaluating and responding to the Ad Hoc Homeownership Committee's recommendations.

ANALYSIS

The Planning Board has been asked to respond to recommendations set out in the Housing Commission letter. Some of the issues raised are Planning responsibilities, others relate primarily to the City's Neighborhood Development and Housing Development Divisions. The Housing Commission's points are bolded in the following section, followed by Planning staff's analysis.

Planning Board
Staff Report
Meeting of June 14, 1999

Legislation and Process Policy Recommendations

1. **Give residential development high priority in the City's entitlement process.** Development proposals are processed in the order they are received by the Planning Department and scheduled for action once the applications are complete. Applicants can arrange for expedited processing which is accomplished by the City retaining a planning consultant to serve as the project planner. The applicant pays the additional cost.

The recommendation is to give priority to residential projects in the entitlement process. Accelerating the processing of certain projects, given fixed staff resources, means that other projects would be slowed. This would have implications for our economic development objectives, such as reuse of Alameda Point, and the timely completion of the General Plan update. Staff suggests that these consequences be carefully considered before making a change in priorities for the entitlement process.

2. **The City general plan and zoning ordinance should be revised to encourage or require residential development that provides within each new development more diversity in the housing product to:**

a. **Provide a wider range of ownership opportunity within each new community. This may include expanded opportunity to respond to variations in income and housing needs.** The Planning Department works with housing developers to include a range of housing opportunities. This might be expanded further by adopting guidelines for variations in housing types. These guidelines could address unit size and clustering of duplex buildings.

b. **Allow for the inclusion of more affordable housing within the development while avoiding the pitfalls that make developers reluctant to place such units within more heterogenous developments.** The pitfalls may include design compatibility between affordable and market rate units, concerns over the impact on the marketability of units near affordable units, how to make the units affordable given development costs, how to support very low and low income households in the skills and costs of home maintenance, and ensuring that all projects share in the responsibility for providing affordable units so that they compete on an even basis. Some of these concerns could be addressed by developing design guidelines and adopting criteria providing that each project be responsible for a specific proportion of affordable units. The guidelines and criteria would need to be developed in consultation with housing builders, the Board of Realtors, residents and others.

c. **Create new development that is more consistent with the traditional Alameda neighborhood and less suburban in nature.** The City has encouraged new residential development in or near established main Island neighborhoods to continue the existing character and pattern as much as possible. The City's design guidelines could be updated and expanded to provide better direction to everyone involved in the development process about what is acceptable.

Implementation Ideas:

- a. **Work-Live Ordinance.** Develop a program to convert industrial property to work-live. Ordinance No. 2784 N.S. was passed by the City Council in December, 1998 to approve work/live development in Alameda. The Planning Department has had preapplication discussions with potential applicants regarding future work-live spaces in the northern waterfront area.
- b. **Diverse Product Type.** Establish a program where new developers are encouraged to offer diverse housing types within each development. This issue is addressed in section 2-a of Legislation and Process Policy Recommendations.
- c. **Condominium Conversion.** Review the condominium conversion ordinance to determine if certain restrictions could be eased to facilitate conversion. The existing condominium conversion regulations already provide for conversion of rental units to homeownership. Staff is willing to work with property owners or realtors to identify what aspects of the regulations serve as a deterrent to conversion. In reviewing this issue, we should look at market conditions. The last conversion approval was in approximately 1983, which did not go forward. In the past seven years, the Planning Department received very few inquiries on converting rental units to condominiums. Another issue for condominium conversion has been the property defect litigation between residents or associations and developers, which has deterred some condominium development in this region. Pending State legislation may address this issue.

Production and Construction Policy Recommendations

1. **Increase the amount of property available for residential development to increase the supply of new housing units.** The City has initiated consideration of land use changes from industrial to residential, primarily along the northern waterfront and at Alameda Point. Between these initiatives, there is the potential for changing the General Plan and zoning to approve sites for several hundred new dwelling units.
2. **Develop housing units priced between \$130,000 and \$220,000 to meet the needs of people with incomes between 80% and 120% of the area median income (\$45,300 to \$75,900 for a family of four).** Homeownership opportunities in these ranges require subsidies from either the developer, the City or both. The City's established programs are summarized in the General Plan Housing Element Annual Report. The City Council adopted a program to require either affordable housing units or in-lieu fees for all commercial buildings. In addition, the City's three Improvement projects (BWIP, WECIP, APIP) require a setaside of affordable housing funds. Housing subsidy is handled by the Housing Development Manager in consultation with the Housing Authority and approved by the Community Improvement Commission, the City Council or the Board of the Housing Commission.
3. **Create affordable home buying opportunities through the conversion of a limited number of residential (rental) properties to homeownership units.** This option is further

discussed in implementation ideas, section 1c, regarding condominium conversion. The Neighborhood Development and Housing Development Divisions already administer a homeownership program for existing condominiums and other units. Conversion of existing rental units to ownership will require initiatives by the property owners. Over the past decade, property owner interest in condominium conversion has been limited.

Implementation ideas:

- a. **Realtors Recommendations. Implement the Association of Realtors recommendation that a trial property be identified for evaluating options to expedite conversion.** This would entail modifying the existing condominium conversion ordinance to facilitate the conversion of a limited number of multi-family rental properties to homeownership units where such units are first offered to existing tenants that choose not to purchase are allowed to continue renting. See implementation ideas section c of Legislation and Process Policy Recommendations and #3 of Production and Construction Policy Recommendations.
- b. **Single-Family Conversion. Develop a program to encourage conversion of buildings originally constructed as single family homes which now contain multiple units back to owner occupied single family homes.** The program could waive fees and/or provide low interest loans. Such a program would move in the opposite direction from other housing goals and planning initiatives. Such conversions would reduce the number of housing units available and increase the cost of the new converted units. If this program is pursued, the Planning Board may want to ask for guidelines regarding areas to be targeted, perhaps even establishing a priority list of properties suitable for such conversions. Waiver of fees or provision of lower interest loans would be a later decision after the more primary decisions of area priorities of properties and similar issues.
- c. **New Residential Sites. Identify sites which currently do not permit residential development but may be suitable for such development and make any necessary changes to the General Plan and Zoning Regulations to allow residential development on such sites.** This issue is discussed under Production and Construction Policy Recommendations #1.
- d. **One Stop. Make Alameda more business friendly by developing a one-stop permit process. Since delays can be costly, have one place for people to go where questions can be asked and answers received in a timely manner.** The Central Permits Office is the foundation of the City's ongoing efforts to establish a one-stop permit process. Interdepartmental referrals are coordinated through the CPO routing process and the Development Review Committee meetings. The City is exploring additional efforts to streamline and improve project review.

CONCLUSION

The Ad Hoc Homeownership Committee's report in the March 17, 1999 letter of referral provides implementation tools for home ownership. The Planning Board should note the existing constraints, identified in Chapter 7 (shortage of vacant land), Chapter 8 (land and financing costs, historic status

of existing housing) and Chapter 9 (zoning limitations including density standards) of the General Plan Housing Element. These constraints limit the speed and effectiveness with which the Housing Commission's recommendations can be fulfilled.

Home ownership is a difficult issue which resists easy solutions. This region, including Alameda, has the highest average home costs in the nation. As a result, renters have been constrained from home ownership because renting is their only affordable option.

The Planning Board should use Committee recommendations to give direction to preparation of the General Plan Housing Element update which commences July, 2000 once the City's fair share of the regional housing needs has been determined. Additionally, staff has suggested some ways in which the recommendations could be acted upon. If the Planning Board believes some of these should be pursued, they would need to be scheduled into the Planning Department workload in the future.

RECOMMENDATION:

It is recommended that the Planning Board discuss the March 17, 1999 report on homeownership and give direction to staff on a response to be sent out to the City Council.

Attachment:

1. Letter from Housing Commission of the City of Alameda to President Lee Harris, Planning Board, Dated March 17, 1999
- cc: Housing Development Division, Steve Belcher
Ad Hoc Homeownership Committee
Housing Commission

g:\pb\reports\5hpolicy dv

8-D. Board review and discussion of referred Ad Hoc Homeownership Committee Recommendations.

In response to President Harris' question regarding whether this was an action item, Planning Director Meunier noted that the goal was to make a recommendation to City Council on those items from the Ad Hoc Committee that were deemed to be within the Board's purview.

In response to Mr. Bard's question regarding the one-stop permit center, Planning Director Meunier replied that the Board may comment on it to City Council. She added that there were other jurisdictions from which the City of Alameda could learn in terms of improving its one-stop permit process.

Mr. Teetsov's questioned the viability of converting homes that had been made into flats back to single family and providing for affordable home ownership. Mr. Piziali agreed with Mr. Teetsov, and President Harris noted that it seemed to be contrary to some of the other stated goals. Mr. Piziali noted that he did not agree with that point when he was part of the Ad Hoc Homeownership Committee, and President Harris added that that item should be highlighted and discussed further.

President Harris noted that one way to create more single-family homes in Alameda was for the Planning Board, when approving new developments, to require some smaller or joined units that would allow more affordable housing units for more people. It would create a more traditional, single-family home atmosphere in the neighborhoods.

Mr. Piziali agreed with President Harris, and added that it was essential to communicate this goal to the developers.

M/S Gilmore/Fossum to continue to this item to the July 12, 1999 Planning Board meeting.

AYES - 7; NOES - 0; ABSTAIN - 0

9-C. Board review and discussion of referred Ad Hoc Homeownership Committee Recommendations. (Continued from the meeting of June 14, 1999.)

Planning Director Colette Meunier advised that a staff report had been made in the past. The Committee recommendations had been referred from the Housing Commission to the various bodies that had jurisdiction over them, and the next step was to make recommendations to City Council.

Mr. Harris noted that substantial concern had been expressed to the Planning Board about the Alameda Point land that would become available, particularly East Housing and FISC, and about the homeownership opportunities that existed there. He understood that one of the City's goals was to promote home ownership through as many price ranges as possible, including with the assistance of various government programs. He noted that the inclusion of duplexes would be an important part of attaining that goal. He added that duplexes were consistent with Measure A, did not really change the neighborhood where properly designed, they would allow open space with more homes, and that they would allow for a good mix of home ownership styles.

Mr. Harris added that he would like to see more openness and less massing of houses. He noted that he would like to see Catellus develop a plan that would include duplexes.

Planning Director Meunier directed the Board's attention to the summary of the recommendations created by the Ad Hoc Homeownership Committee, as well as Staff's discussion of the implications. She noted that it was time consuming and expensive for developers to respond to design guidelines that emerge during the development process. The Homeownership Committee recommended that such conditions be presented to a developer or builder before the process began.

Mr. Harris stated that 20 percent would be a reasonable proportion of duplexes, opening up more space and providing a wider range of home ownership options. He added that Alameda's housing stock was varied, which made it a heterogeneous community.

In response to Planning Director Meunier's question regarding whether he agreed with the adoption of such guidelines, Mr. Harris replied that he would support establishing guidelines.

Mr. Fossum noted that the space between single family units in the newest developments appeared to be less than the space between townhouses or condominium units.

Mr. Piziali agreed with Mr. Fossum, and noted that some units were so close that they appeared to be glued together.

Mr. Harris emphasized that Alameda's housing should not only be affordable, but livable as well.

Mr. Teetsov suggested that some of the ideas could be captured in a graphical presentation of the material.

Planning Director Meunier advised that the Board had a package of specific policy recommendations, as well as specific implementations recommendations. She added that the City Council asked for recommendations from the various boards and commissions that dealt with the housing issues.

In response to Mr. Harris' question regarding zoning of duplexes, the Planning Director replied that duplexes were generally not permitted in R-1 zones, but were permitted in all the other R zones, except R-1 where an additional unit can be allowed subject to a Use Permit. Mr. Harris suggested that the zoning issues be examined more closely.

Mr. Teetsov noted that Item D had a minimal effect on affordable home ownership, and believed that there were more significant challenges facing potential owners than the need for a one-stop permit center.

Mr. Piziali noted that the one-stop permit process worked well for individual home owners or smaller developers, but that larger developers already had a one-stop permit process through the use of consultants.

Mr. Harris noted that in the past, staff had given high priority and good service to residential development, and it was hoped that would be able to continue.

Ms. Gilmore did not believe that was an issue, and had not heard that residential developers were displaced by commercial development. Mr. Piziali added that he had not heard of that occurring, either.

In response to Mr. Piziali's question regarding the proportion of affordable housing set-asides, Planning Director Meunier replied that for projects located within a redevelopment area, 15 percent of all new units created from the time that the redevelopment area was established had to be affordable.

Mr. Harris noted that City Council should have a clear understanding from the Planning Board's point of view that a certain percentage of duplexes and development would not violate the single family home concept.

President Harris noted that there were probably more condominium to rental conversions than the reverse because of owners moving out of their condos, and then renting the units.

In response to Mr. Bard's question regarding the conversion of multiple units to single family units, Planning Director Meunier responded they would be shown as lost units. For instance, three units that were converted to a single unit would be shown as the removal of two units.

In response to President Harris' question regarding the possible replacement of East Housing with

multiple units, Deputy City Attorney Brandt replied that Measure A did not allow for that. While Measure A allowed for replacement of units due to accidental destruction, it did not permit the replacement of units that were deliberately demolished.

Planning Director summarized the Board's comments:

1. On page 2, the policy of first-come, first-served continued to be a reasonable method of assigning priority, and that it did not seem to be a problem with the residential developers.
2. In general, the Board supported establishing a set of guidelines that would address livability and affordability in providing direction on the physical mix, including requiring some duplexes as part of all new residential developments. The Board would also recommend to Council that those guidelines be undertaken by staff.
3. On page 3, item A, it would be noted that the work had been done regarding work/live, and that staff was working with potential applicants for work/live projects.
4. The issues of condominium conversion were not driven by locally-based requirements, but more by marketplace expectations.
5. Under Production and Construction Policies, the Northern Waterfront in Alameda Point was being examined under the General Plan update regarding rezoning for residential use.
6. With respect to affordable housing, the expectations regarding a range of unit types should be set out in guidelines.
7. The Board did not support the conversion back to single family unit homes that had been subdivided into two or more units.

Deputy City Manager David Berger addressed Mr. Piziali's concerns, and noted that a Permit Technician position would be created within the Building Services Division. Unlike a Permit Expeditor, a Permit Technician would have the ability to approve over the counter permits without having to refer it to a Plan Check Engineer or a Building Inspector. This would allow the service level to be increased and permits would be available throughout the day.

M/S Fossum/Piziali and unanimous to have staff draft a letter to City Council, summarizing the comments from the Board, for Vice President Gilmore to review and sign.

AYES - 6 (Rossi absent); NOES - 0; ABSTAIN - 0

Ad Hoc Home Ownership Committee members, History of Committee and Public Meetings (March 7, 2000)



March 7, 2000

**City of Alameda
AD HOC HOME OWNERSHIP COMMITTEE**

John Abrate, Economic Development Commission

Danielle Bailey, Social Services Human Relations Board

Greg Boller

Mark Chandler

Greg Fujita, Alameda Association of Realtors

Kimberlee S. Garfinkle

Monetha Hatcher

Victor Jin, Alameda Association of Realtors

David Mercado, Housing Commission

John Piziali, Planning Board

Ginger Schuler

Mark Wommack

March 7, 2000

City of Alameda
Ad Hoc Home Ownership Committee
HISTORY OF COMMITTEE AND PUBLIC MEETINGS

Committee Regular Meetings (6:30 p.m., Room 120, Building One, Alameda Point, first Thursday of the month)
March 12, 1998 (first meeting)
April 2, 1998
May 7, 1998
June 4, 1998
July 2, 1998
August 6, 1998
August 20, 1998
September 3, 1998
October 1, 1998
November 5, 1998 (last meeting)

SCHEDULE OF PUBLIC PRESENTATIONS

September 9	Alameda Association of Realtors, 12:00 PM, Aroma Restaurant
September 16	Housing Commission, 7:30 PM, Independence Plaza
September 24	Social Services Human Relations Board, 7:00PM, Council Chambers
September 26	PUBLIC WORKSHOP ON DRAFT RECOMMENDATIONS 10:00 A.M. TO NOON , COUNCIL CHAMBERS, CITY HALL
September 28	Planning Board, 7:00PM, Council Chambers
October 15	Economic Development Commission, 7:30PM, Council Chambers
November 17	Recommendations to the City Council, 7:30 PM, Council Chambers

* Meets at Alameda Point, Building One, Conference Room #120

Report from the Planning Board Supporting the Report of the Ad Hoc Homeownership Committee (March 22, 2000)



ATTACHMENT V
City of Alameda

Inter-department Memorandum

OFF-AGENDA
March 22, 2000

TO: Honorable Mayor Appezzato and
Members of the City Council

RECEIVED

MAR 24 2000

FROM: Marie Gilmore, Vice Chairperson
Planning Board

H.C.D.A. OFFICE
CITY OF ALAMEDA

RE: Report from the Planning Board Supporting the Report of the Ad Hoc
Homeownership Committee

On July 12, 1999 the Planning Board reviewed the report of the Ad Hoc Homeownership Committee. Planning staff provided an analysis of the Committee's report which the Board considered in making its recommendation (see Attachment #1). The Planning Board agreed by a vote of 6 to 0 with the Committee's recommendations with the following exception and comments (see Planning Board memorandum, Attachment #2).

1. **Single-Family Conversion:** Develop a program to encourage conversion of buildings originally constructed as single family homes which now contain multiple units back to owner occupied single family homes. After discussion, the Planning Board strongly disagreed with the Committee's position regarding item "b" of page 4 regarding conversion of single family homes, which previously have been divided into multifamily units back to single family. These conversions would reduce the number of units and make them less affordable.
2. **Give residential development high priority in the City's entitlement process.** The policy of first-come, first-served is a reasonable method of assigning priority for application processing, and that it does not seem to be a problem with the residential developers. Therefore, the Planning Board does not support giving priority to residential development over other development in the City's development review process.
3. **The City General Plan and zoning ordinance should be revised to encourage or require residential development that provides within each new development more diversity in the housing product to provide a wider range of homeownership opportunity, and allow for the inclusion of more affordable units within the development.** The Board supported establishing a set of guidelines that would address livability, diversity, range of unit types and affordability in providing direction on the physical mix, including requiring some duplexes as part of all new residential developments. City staff should have a role in developing the guidelines.
4. **Work-Live Ordinance:** Develop a program to convert industrial property to work-live. The Board noted that work/live regulations had already been adopted, and that staff was

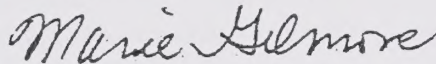
working with potential applicants for work/live projects. Therefore, this recommendation has already been implemented.

5. **Condominium Conversion: Review the condominium conversion ordinance to determine if certain restrictions could be eased to facilitate conversion.** The issues of condominium conversion were not driven by locally-based requirements, but more by issues in the larger marketplace, including the impact of litigation against condominium developers.
6. **New Residential Sites: Identify sites which currently do not permit residential development but may be suitable for such development and make any necessary changes to the General Plan and Zoning Regulations to allow residential development on such sites.** Planning Board will consider sites not zoned for residential development but which may be suitable in the Northern Waterfront Specific Plan and in the General Plan amendment.

Recommendation

The Planning Board asks that the City Council consider the Board's comments in taking action on the Ad Hoc Homeownership Committee's recommendations.

Respectfully submitted, .



Marie Gilmore, Vice Chairperson
Planning Board

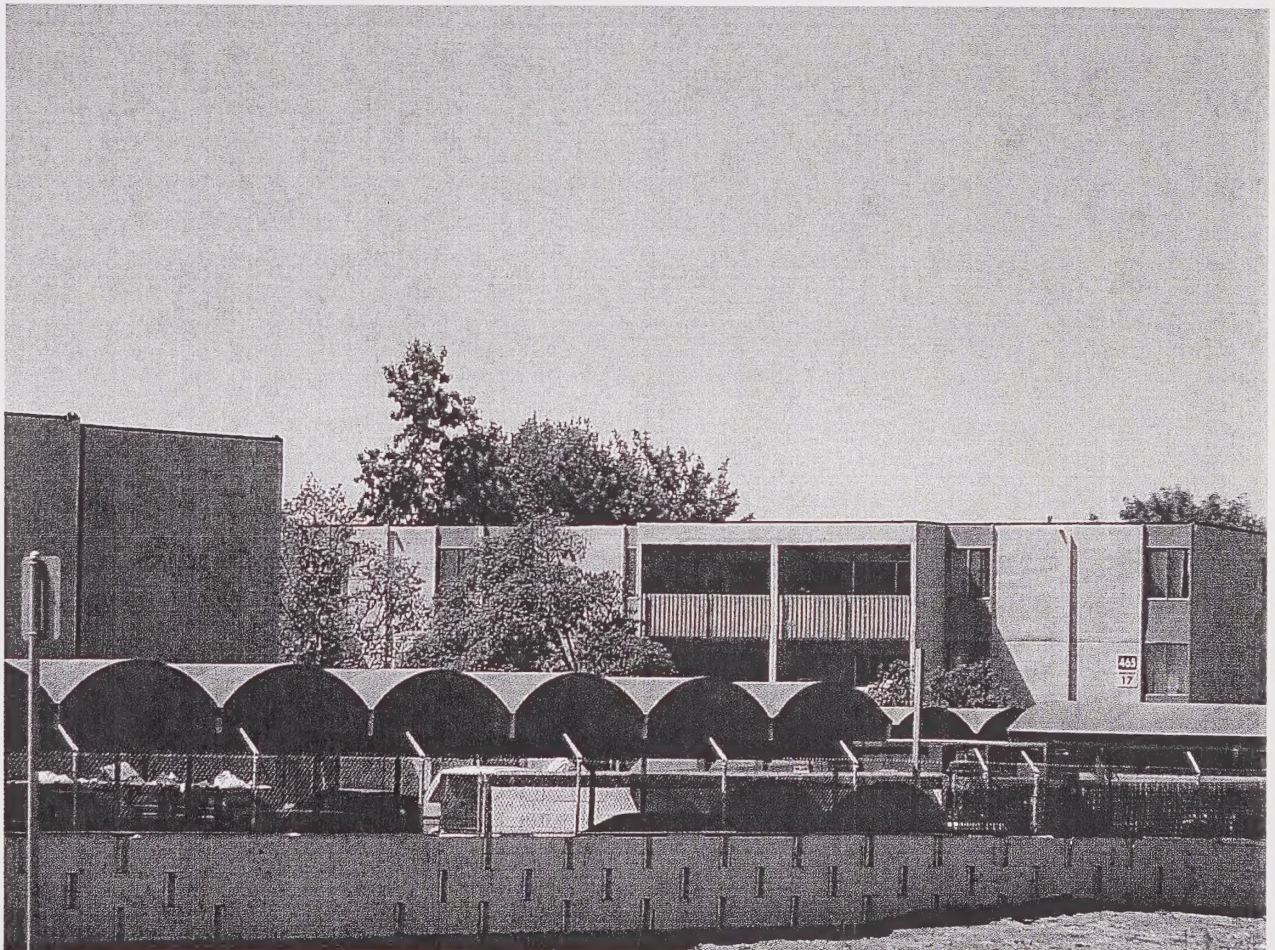
cc Planning Board

Attachments

- 1) Staff Report, July 12, 1999 Planning Board Meeting
- 2) Minutes, June 14, 1999 and July 12, 1999 Planning Board Meetings

FORWARDED

Recommendations from the Housing Commission, Planning Board and Economic Development Commission (March 23, 2000)



City of Alameda

Inter-department Memorandum

RECEIVED

MAR 31 2000

H.C.D.A. OFFICE
CITY OF ALAMEDA

Date: March 23, 2000

To: Honorable Mayor and Members
of the City Council

From: David Berger
Deputy City Manager

Michael Pucci
Executive Director, Alameda Housing Authority

Re: Recommending the Ad Hoc Homeownership Committee
Recommendations from the Housing Commission, Planning
Board and Economic Development Commission

Background

The following report and recommendations represent several years of effort by concerned citizens and staff and is a component of an overall housing strategy for the City of Alameda. Policies adopted by the City Council will be folded into the substance of the Housing Element update and the companion piece, a housing strategic plan.

On November 20, 1997, the City Council established an Ad Hoc Homeownership Committee. The purpose of this committee was to consider and recommend policies supporting the City's goal of achieving 60 percent home ownership. The Ad Hoc Homeownership Committee was composed of interested citizens including representatives from the Housing Commission, the Economic Development Commission, Planning Board, Social Services Human Relations Board, the Alameda Association of Realtors. A membership list is attached as Attachment I.

The Committee met on a regular basis and had an ambitious schedule of public meetings. The meeting schedule is attached as Attachment II. This schedule shows the dates in which the Committee opened their process for public input. This public input was an important source of information and influenced the outcome of the Committee.

From the initial brain-storming sessions, several issues impacting home ownership were identified. The Committee divided into working groups to focus on the areas of education, income and finance, legislation and process, and production and

Report #4-C CC
4-4-00

construction. By September 1998, each working group of the Committee had formulated a goal statement to guide their work and had identified important observations which they listed as "findings." They also had generated a number of related ideas that were clearly not policy; therefore, they listed those as "implementation ideas."

A final report was presented to the City Council on December 1, 1998. The staff report is attached as Attachment III. The City Council decided to refer the Ad Hoc Committee report and recommendations to the Housing Commission for evaluation of policies and implementation ideas. The Council also directed the Housing Commission to refer appropriate Ad Hoc Committee recommendations to selected Boards and Commissions. The residual recommendations would then be considered by the Housing Commission and would be the subject of a report to the City Council.

Council direction also invited the Ad Hoc Homeownership Committee to serve an additional 120 days, through June 1999, in collaboration with the Housing Commission as it reviewed the report and recommendations.

Discussion:

On December 16, 1998, the Housing Commission was advised of the decisions made by the City Council at the November 17, 1998 meeting mentioned above. On January 20, 1999, the Housing Commission:

- Established a Housing Commission subcommittee to work with the Ad Hoc Homeownership Committee;
- Directed the subcommittee to identify specific policies and implementation ideas to refer to other commissions and boards;
- Directed the subcommittee to make recommendations to the Commission on the remaining policies and implementation ideas; and
- Instructed staff to prepare a final report, based on Housing Commission recommendations to the City Council.

**Joint Housing Commission Subcommittee and
Ad Hoc Home ownership Committee**

The Housing Commission subcommittee consisting of Commissioners Mercado, Jeffries and Bartalini met with the Ad Hoc Homeownership Committee over several months. The results of the joint committee to identify the specific policies and implementation ideas to refer to other commissions and boards were presented to the full Housing Commission on March 17, 1999. The Commission approved the recommendation and authorized the Chair to forward referrals to the Economic Development Commission and the Planning Board.

The joint Housing Commission subcommittee and Ad Hoc Homeownership Committee continued to meet to refine and prioritize the remaining policies and implementation ideas. The recommendations of the joint committee were brought before the full Housing Commission on May 19, 1999 for consideration.

At that meeting, the Commission approved the recommendations and authorized staff to forward this report to the City Council. The recommendations, as approved by the Housing Commission, are Attachment IV of this report. It also provides implementation ideas for each policy recommendation. As the Ad Hoc Homeownership Committee, the combined Ad Hoc and Housing Commission subcommittee, and the Housing Commission as a whole discussed these issues, many ideas for implementing the proposed policies arose. Rather than lose them, these ideas are included on Attachment IV in the event the Council wishes to pursue any of the policies proposed and to give direction to staff on how to do so.

Planning Board

The Planning Board considered the Ad Hoc Committee recommendations as forwarded by the Housing Commission on July 12, 1999, and agreed with the Committee's recommendations. The Board had a number of comments, including: develop guidelines for livability and affordability regarding unit mix and provide guidelines regarding city expectations for the production of affordable housing.

Regarding the Committee proposal to develop a program to encourage conversion of buildings originally constructed as single family homes which now contain multiple units back to owner occupied single family homes, the Planning Board strongly disagreed since these conversions would reduce the number of units and make them less affordable. Because of this concern, the proposed policy has not been forwarded to the City Council for approval. (see Attachment V for complete Planning Board comments).

Economic Development Commission

The Economic Development Commission (EDC) considered the Ad Hoc Committee recommendations as forwarded by the Housing Commission April 15, 1999 and unanimously accepted the Committee's recommendations with some comments. The EDC emphasized: (1) that affordable units should be distributed throughout a development in such a way that they are indistinguishable from market rate units, (2) avoid displacing renters who wish to remain when units are converted to ownership housing and (3) include economic impacts in analysis when rezoning from commercial to residential (see Attachment VI for complete EDC comments).

Fiscal Impact:

Fiscal impact will be determined after Council provides direction on the scope of the policy recommendations approved. Costs of implementation will be brought back to Council for consideration at a later date.

Recommendation:

It is recommended that the following policy recommendations be adopted and included in the city's housing policy documents, particularly the Housing Element.

In order of priority, the policy decisions the Housing Commission recommends to the City Council are:

1. Create educational programs to assist people who live or work in Alameda to become homeowners.

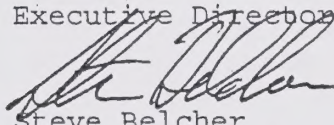
2. Create financial assistance programs to increase the number of potential homeowners in Alameda.
3. Require developers of housing in redevelopment areas to construct the required affordable housing on-site.
4. Give residential development high priority in the City's entitlement process.
5. The City general plan and zoning ordinance should be revised to encourage, or require, residential development that provides within each new development more diversity in the housing product to:
 - a. Provide a wider range of ownership opportunity within each new community. This may include expanded opportunity to respond to variations in income and housing needs.
 - b. Allow for the inclusion of more affordable housing within the development while avoiding the pitfalls that make developers reluctant to place such units within more homogenous developments.
 - c. Create new development that is more consistent with the traditional Alameda neighborhood and less suburban in nature.
6. Increase the amount of property available for residential development to increase the supply of new housing units.
7. Develop housing units priced between \$130,000 and \$220,000 to meet the needs of people with income between 80% and 120% of area median income (\$45,300 to \$75,900 for a family of four).

8. Provide incentives in the developer selection process to exceed the redevelopment affordable housing requirement.

Respectfully submitted,

David Berger
Deputy City Manager
Community & Economic Development

Michael T. Pucci
Executive Director

By: 
Steve Belcher
Housing Development Manager

Attachments

cc: Housing Commission
Economic Development Commission
Planning Board

Final Report from the Housing Forum (August 15, 2000)



City of Alameda

Memorandum

Off-Agenda

August 15, 2000

To: The Honorable Mayor
and Members of the City Council

From: James M. Flint
City Manager

Re: Final Report from the Housing Forum

Background:

In early December 1999, the City Council was notified that city staff was initiating a community oriented strategy which involved the city organizing a citizen panel for the purpose of identifying and discussing housing issues. A broad and representative selection of Alameda residents was invited to participate in this effort which was principally oriented to providing input for the update of the Housing Element. Tom Stewart of Inform Public Relations was engaged to serve as moderator/facilitator for the meetings and Jim Franz served as the chair of the meetings. The first meeting was held on February 10, 2000 and followed by meetings on March 9, April 12, May 11, June 8, and a final meeting on June 29. These meetings were complemented with a newsletter sent to approximately a thousand households, the "Alameda Housing Times," which served to publicize the Forum meetings and provide information on current housing issues.

Discussion/Analysis:

Attached for your information is the Forum's final report to me, "Vision Statement, Goals and Actions Items" as well as a cover letter from Mr. Franz and Mr. Stewart. This was a very successful citizen driven process and their report reflects many hours of thought and discussion. As I noted in an earlier memorandum to the City Council, dated February 2, 2000, this report will be incorporated into the public record on housing policy community input. As such, the Forum's recommendations will be considered in the drafting of the Housing Element update as well as other supporting and related city housing plans, including the CIC Five Year Implementation Plan, the Consolidated Plan (a.k.a. "Housing and Community Development Strategic Plan FY2000-FY2004"), and the Public Housing Authority Plans - Five Year Plan for 2000-2004.

Fiscal Impact

Cannot be determined at this time.

Recommendation:

This report is provided for information only.

Respectfully submitted,

James M. Flint
City Manager

JMF:

Attachments

cc: Members of the Housing Forum
City Attorney
City Clerk
Assistant City Managers
Public Reference Binder
Department Heads
Alameda Chamber of Commerce
Greater Alameda Business Association
Park Street Business Association
West Alameda Business Association
Alameda Main Library

bcc: Steve Belcher
Doug Yount

August 1, 2000

Mr. Jim Flint
City Manager
City of Alameda
2263 Santa Clara Avenue, Room 380
Alameda, CA 94501

Dear Mr. Flint:

Please find attached a copy of the final Vision Statement, Goals and Action Items that were approved on June 29, 2000 by members of the City of Alameda Housing Forum.

It was the desire and expectation of the members that this report would be presented to the City Council by yourself along with a staff report commenting on the recommendations; and that members of the Forum would be notified in advance of the meeting and provided an opportunity to comment on the information contain therein.

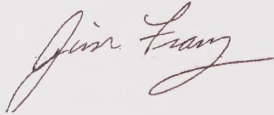
At its most basic level, their vision as articulated by the members of the Forum is that, *The public policy of the City of Alameda shall be to create housing opportunities, supported by its general plan, for people of all incomes, family structures and cultures with priority given to people who live and/or work in Alameda.*

Through a process of engagement and facilitated discussion, the Forum members identified three primary areas of focus related to housing: 1) Financial Impacts and Affordability, 2) Land Use and Architecture, and 3) Regulatory Policies and Reforms. Within each of these areas, members recommended goals and action items needed to achieve these goals. The vision statement, goals and action items are detailed in the accompanying enclosure.

As you are aware, this process developed independently of the city Council and staff and was intended to bring housing-related issues to the attention of the policy-makers despite their potential controversy. Two perspectives were prevalent throughout the Forum, those who believed that their role was to challenge the city with ambitious recommendations that likely would be modified, contrasted with those who believed that providing practical, do-able recommendations would best serve the needs of the city. The final document is a blending of those two perspectives.

In conclusion, it is our pleasure, serving as chairman and facilitator to the Forum, both to bring this process to a conclusion and to present this report to you in the hope that it will assist the city in dealing with the issue of housing in Alameda.

Sincerely yours,



Jim Franz
Chair



Tom Stewart
Facilitator

Enclosure

Copies to: David Berger, Asst. City Manager
Steve Belcher, Housing Dev Mgr - Community Dev Dept
Jeff Bond, Dev Mgr - Economic Development Division
Carol Beaver, Community Development
Jerry Cormack, Planning
Mike Pucci, Housing Authority

City of Alameda Housing Forum: Recommended Vision Statement, Goals, and Action Items



City of Alameda Housing Forum

Recommended Vision Statement, Goals and Action Items

Beginning in February of this year, a group of individuals from diverse backgrounds throughout the community began meeting to discuss housing in Alameda. This group, organized at the invitation of City Manager Jim Flint, became known as the Housing Forum and has been meeting regularly since that time. This report, incorporating a vision statement, goals and action items on the issue of housing, is the tangible product of the Forum's significant efforts and achievements.

The purpose of the Forum was to advise the city on the development of a comprehensive housing strategy that would address housing needs at all income levels, types of housing (rental and ownership) and communities throughout the island, as well as the rapidly escalating cost of housing, a condition that has become endemic throughout the Bay Area. The admittedly ambitious objective was to assist the city in addressing the critical need for housing and to provide input in the development and implementation of housing policies.

The Forum was initially organized to embrace the widest possible spectrum of housing interests, including community-based and city-sponsored organizations, the business and educational community, and subsequently expanded to include representatives of the renting community when it became apparent that the perspectives of this population were essential to the development of a comprehensive housing strategy.

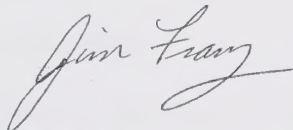
Its vision, as articulated herein, recommends that, *The public policy of the City of Alameda shall be to create housing opportunities, supported by its general plan, for people of all incomes, family structures and cultures with priority given to people who live and/or work in Alameda.*

Through a process of engagement and facilitated discussion, the Forum members identified three primary areas of focus related to housing: 1) Financial Impacts and Affordability, 2) Land Use and Architecture, and 3) Regulatory Policies and Reforms. Within each of these areas, members recommended goals and action items needed to achieve these goals. The vision statement, goals and action items are detailed in the accompanying chart.

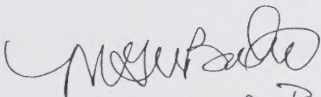
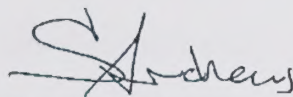
It is important to recount some of the intangible yet equally important outcomes of this process. To be representative of the entire community, the makeup of the Forum included people of diverse interests and opinions. What occurred over the course of the meetings was a movement toward consensus with extended dialogue and concessions on all sides while simultaneously respecting differing viewpoints and solutions. Thinking “outside the box” led to the identification and incorporation of novel concepts and recommendations with an emphasis on creativity, flexibility in implementation and accountability to ensure ongoing success in achieving the vision and meeting the goals. Fundamental to ultimately implementing these recommendations is the requirement that policy-makers, city staff and the greater community continue to work together as partners to achieve these goals. It is anticipated that this activity will continue as the city moves forward on such important housing-related documents as the housing element of the general plan.

Before concluding, it is appropriate to give credit and thanks to those who participated in this process. At the top of the list and singled out by name is Jim Franz who served as chair of the Forum. His dedication and involvement extended far beyond chairing meetings to include participation at all committee and staff meetings and in the development of all communications of which this report is the most important. Next in line are the members of the Forum who volunteered to contribute to the community on this important issue with special commendation to those who served on the various committees during this process. City staff must be recognized for serving as an invaluable resource to the Forum throughout the process, and to members of the City Council for their ongoing interest and support. Finally, members of the public who did not serve on the Forum, but attended and contributed to the meetings, We anticipate and encourage the evaluation of this document and its incorporation into the housing-related policies of the City of Alameda in the belief that we have fulfilled our charter to assist the city in the development of a comprehensive housing strategy that will result in the creation of enhanced housing opportunities for all.

Recommended and affirmed by members of the City of Alameda Housing Forum this 29th day of June 2000.

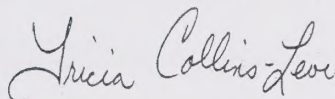


Jim Franz
Chairman

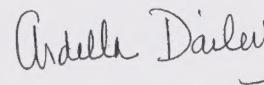


Steve Andrews

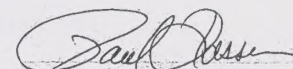
Marti Buxton



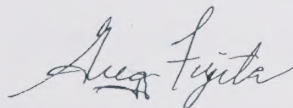
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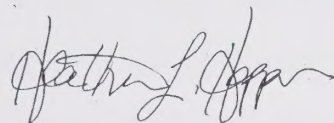
Ardella Dailey



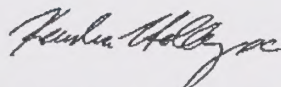
Paul Fossum



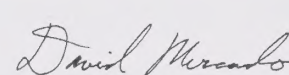
Gregg Fujita



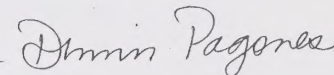
Heather Heppner



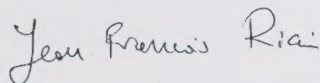
Kendra Holloway



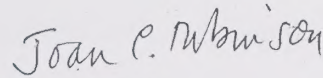
David Mercado



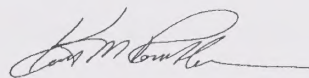
Dennis Pagones



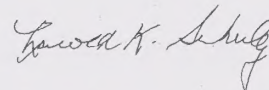
John Ricci



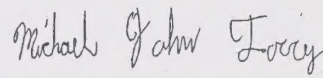
Joan Robinson



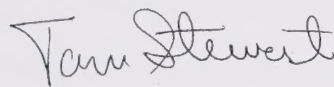
Dr. Kent Rosenblum



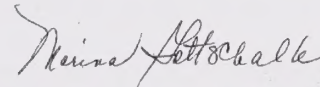
Rev. Larry Schulz



Michael John Torrey



Tom Stewart
Facilitator



Marina Gottschalk
Scribe

City of Alameda Housing Forum

***RECOMMENDED* Vision Statement:** The public policy of the City of Alameda shall be to create housing opportunities, supported by its general plan, for people of all incomes, family structures and cultures with priority given to people who live and/or work in Alameda.

***RECOMMENDED* Goals and Action Items**

Area of Focus	Recommended Goals	Recommended Action Items
Financial Impacts and Affordability	Establish a financial planning process to evaluate and support infrastructure needs associated with development.	Create a financial plan to assure that development underwrites the infrastructure needs of residents and businesses.
	Involve the business community in matters pertaining to housing and the economic and cultural vitality of the community.	Establish partnership programs with the business community to address housing needs and to enhance the quality of life for all Alamedans.
	Conserve and improve existing housing stock.	Establish incentives to help property owners preserve and improve housing stock consistent with architectural and affordability goals and policies.
Land Use and Architecture	Modify existing land use policies to facilitate increased housing stock at all income levels.	Update the general plan, including related elements and codes, to provide consistency and support housing policies.
	Preserve affordable housing and support the development of new housing.	Implement permit process streamlining and reduce processing costs to achieve regulatory reforms around areas of consensus.
	Ensure that new housing preserves and complements the history, architecture and character of neighborhoods throughout Alameda.	Establish a consortium of housing-related interests to assist the city in identifying projects and formulating strategies to achieve housing objectives as identified in the city's housing policies and programs.

Area of Focus	Recommended Goals	Recommended Action Items
	Encourage the continued diversity of Alameda and the changing live-work patterns of its residents.	Identify parcels suitable for housing/mixed use development within both established and transitional areas of the community.
	Plan for “smart” development proximate to goods, services, transportation, jobs, education and recreation.	Identify barriers to the creation of housing at all income levels and make changes as appropriate.
Regulatory Policies and Reforms	Establish regulatory reforms consistent with the changing economic and social needs of the community, while simultaneously respecting the history, diversity and culture of all Alamedans.	Initiate a review process to selectively remove from the Measure A overlay redevelopment areas (such as Alameda Point) for planned developments that will address a full spectrum of housing needs, while recognizing and being sensitive to the concerns of Alamedans.
	Develop ownership and rental housing that will support the long-term economic and multi-cultural vitality of Alameda and the achievement of housing-related policies and programs.	Establish a process to regularly evaluate the effectiveness of housing-related policies and programs.
	Redevelopment Areas - Increase the affordable housing inclusionary requirement on new developments to a minimum range of 20 to 25 percent with the increase over the mandated 15 percent allocated to household income ranges that are the least served. Outside Redevelopment Areas - Establish a 10 percent affordable housing inclusionary requirement on new developments.	Evaluate the legal, financial, economic, physical, density, and other impacts of adopting the enabling regulations or policy actions needed to achieve the stated goal.
	Facilitate the acquisition and/or rehabilitation of affordable housing by the Alameda Housing Authority, the Alameda Development Corporation, private owners and/or developers, or other housing development organizations.	Provide funding and/or technical assistance for the acquisition, rehabilitation and development of affordable housing.

CITY OF ALAMEDA
HOUSING FORUM MEMBERS

<u>NAME</u>	<u>ASSOCIATIONS</u>	<u>ADDRESSES</u>
Joan Robinson	League of Women Voters	P.O. Box 1645, Alameda, CA 94501
Steve Andrews	Bank of Alameda	2130 Otis Drive, Alameda, CA 94501
Martha Buxton	Catellus Development Corporation	201 Mission St., 2nd Fl. SFO, CA 94105
Ardella Dailey	Alameda Unified School District	2200 Central Ave., Alameda, CA 94501
Jim Franz	American Red Cross	1701 Webster St., Alameda, CA 94501
Kendra Holloway	Rent Review Advisory Committee	706 Buena Vista Ave., #A, Alameda, CA 94501
Dennis Pagones	President, Harbor Realty	885 Island Dr., Alameda, CA 94501
Dr. Kent Rosenblum	West Alameda Business Association	c/o 1409 Webster, Alameda, CA 94501
Gregg Fujita	Alameda Development Corporation	885 Island Dr., Alameda, CA 94501
Tricia Collins	Alameda Education Foundation	2305 Eagle Ave., Alameda, CA 94501
Kendra Holloway	Rent Review Advisory Committee	706 Buena Vista Avenue #A, Alameda 94501
David Mercado	Housing Commission	2901 Lincoln Ave., Alameda, CA 94501
Larry Schulz	Base Reuse Advisory Group	1912 Central Ave., Alameda, CA 94501
Michael John Torrey	Base Reuse Advisory Group	174 Maple Way, Alameda, CA 94501
Heather Heppner		919 Central Ave. Apt. A, Alameda, CA 94501
John Ricci	Multi-Cultural Center	434 Central Ave., St. 301, Alameda, CA 94501
Paul Fossum		31 Invincible Court, Alameda, CA 94501
Steve Belcher	City of Alameda, Housing Dev. Manager	950 W. Mall Square, Room 215, Alameda, CA 94501
Jeff Bond	City of Alameda, Development Manager	950 W. Mall Square, Room 215, Alameda, CA 94501
Mike Pucci	Executive Director, Alameda Housing Authority	701 Atlantic Ave., Alameda, CA 94501

Recommendation to Adopt Implementation Program for the Economic Development Strategic Plan/the Alameda Downtown Vision/Housing Forum Recommendations (March 7, 2001)



City of Alameda

Memorandum

March 7, 2001

Steve Belcher
Housing Development Manager/Housing
Forum Secretary
Development Services Dept.

To: The Honorable Chair
and Members of the Community Improvement Commission

The Honorable Mayor
and Members of the City Council

From: Doug Yount
Development Services Director

Re: Recommendation to Adopt Implementation Program for the Economic Development
Strategic Plan/the Alameda Downtown Vision/ Housing Forum Recommendations

Background:

On July 18, 2000, the City Council accepted the Economic Development Strategic Plan (EDSP) and the Downtown Vision. Council requested staff to report back to Council with a recommendation on implementing these plans. Staff also initiated a community-oriented process known as the Housing Forum which focused on identifying and discussing housing issues. A representative selection of participants were invited to five public meetings to develop ideas and strategies which were transmitted to the City Manager and City Council via an off-agenda item in August 2000.

An inter-departmental staff team prepared an integrated Implementation Program (Attachment 1) that reflects the priorities established in these plans while meeting existing City resource constraints. The Implementation Program represents the collaborative effort of all City Departments for how to implement these three strategic plans during the balance of the current fiscal year and next fiscal year. Because the City is operating under the FY 2000-2002 Two-Year Financial Plan, this report presents an overview of a "mid-course correction" that can be taken now to align our resources around the high priority aspects of these strategic plans. We will revisit these three Strategic Plans again during the next work planning/budget cycle, in January 2002 in order to formulate the next City biennial budget and financial strategy (FY 2002-2004).

Many of the high priority actions and projects can be implemented with the current allocation of staff and budgetary resources. However, in some cases we have identified and estimated a resource constraint (Attachment 2) which we will propose that Council and the CIC address by appropriating resources from fund balance or transfer existing budget authority from one budget line to another (Attachment 3). These budget adjustments would be proposed as either: 1) part of a budget adjustment for the current fiscal year); or 2) as part of a mid-biennial budget adjustment that would be sent to Council in June/July 2001.

On November 21, 2000, the City Council and the Community Improvement Commission:

- 1) Heard a presentation of staff's recommended Program for Implementation of the Economic

Item #1 (CC/CIC)
3-20-01

Development Strategic Plan, the Downtown Vision Plan and the Housing Forum Recommendations;

- 2) Invited further comments from Boards/Commissions and interested parties regarding the proposed Implementation Program (Attachment 4); and
- 3) Directed staff to return to the CIC/Council for final approval of the Implementation Program

Discussion/Analysis:

Staff appeared at and made presentations to seven boards/commissions and business associations in order to gain further comment and input on the proposed Implementation Program. A significant comment made was that there should be more immediate priority placed on preparation of design guidelines for Webster and Park Streets, including update of the City's Sign Ordinance in the commercial areas. This project would occur during the FY 2000-02 work program, rather than beginning in the two year budget cycle, FY 2002-04. The second comment was that the EDC should consider expanding the Park Street Streetscape Project to include a town center to bring people to Park Street and review adjacent public and pedestrian connections and improvements identified for study in the Vision. These recommendations have been incorporated into the Implementation Program.

Similarly, the Park Street Business Association suggested (Attachment 5) that the EDC establish a Downtown Visioning Task Force to ensure that this broader perspective and more comprehensive focus be maintained. The EDC has subsequently begun discussing the nature and composition of a Task Force that it would create to guide the Downtown Vision implementation process, and staff is evaluating ways to expand the scope of the Park Street Streetscape design process to so that it will more closely coincide with the scope and interests of a Downtown Vision Task Force.

Regarding Commercial Building Design Guidelines: in view of the progress made by the West Alameda Business Association to draft design guidelines for their district, the proposed Implementation Program would increase the allocation of staffing resources in the Development Services Department to complete these design guidelines during the balance of this fiscal year. Expansion of the Park Street Streetscape Project scope will include, as a component, preparation of commercial building design guidelines and updates to the Sign Ordinance for the Park Street area.

ADDITIONAL RESOURCES FOR PRIORITY INITIATIVES

STAFFING:

After a thorough evaluation of priority projects and staffing requirements, particularly traffic calming initiatives in the current effort to update the General Plan and its Transportation Element, staff is recommending that a new Traffic Engineer, an Associate Civil Engineer for Land Development, and an Associate Civil Engineer for Capital Improvement Projects be created in the Public Works

Department (funded out of Measure B, Gas Tax funds, development application fees and Redevelopment (CIC) project funding). There are 4.5 additional positions necessary to meet the workload as well. The process for recruitment effectively means that positions authorized now will be hired and be available to support project implementation approximately July 1, 2001. Attachment 6 summarizes those EDSP/DV/HF projects whose timing of implementation by Public Works is dependent upon creation of these new staff positions.

Attachment 7 summarizes staffing constraints in the Planning Department. The analysis indicates a need for one full time equivalent (FTE) during the balance of the current fiscal year, increasing to three new FTE's during FY 2001-2002, and then decreasing to one, or two new FTE's in FY 2002-04, depending on the requirements of the Master Developer and Golf Course projects. There are currently two vacant Planner III positions for which recruitment has been unsuccessful. Planning and Human Resources are currently evaluating a renewed recruitment strategy; however, it is believed that recruitments at the higher levels of would be more successful. Conceptual approval is being requested at this time, for three new positions: Planning Manager, Environmental Coordinator and a new Special Projects Manager, at the division manager level. During the next 12-15 months, existing Planning staff will be able to handle one of three projects: Bridgeside Center, the Alameda Theatre, or redevelopment of South Shore Center. However, if more than one of these were to proceed simultaneously, additional staff and/or consulting resources will need to be allocated. This issue will be further addressed as projects materialize and their respective implementation timeliness are better known. Funding for the new positions would come from developer applications and tax increment.

The City Manager's Office will require 0.5 new FTE Intermediate Typist Clerk (ITC); funding will be included in the proposed ARRA mid-year Budget Adjustment.

Attachment 8 summarizes staffing constraints with the Development Services Department. The Development Services Department, is a newly created department which consolidates the functions and staffing of six divisions, including: Economic Development and Redevelopment, Community Development, Housing Development, Alameda Point Business Administration and Special Projects, Alameda Point Environmental Policy and Operations, and Alameda Point Leasing and Property Management. The Department is being evaluated for a reorganization that will align our staff and resources with the programs and projects as outlined by the EDSP, Downtown Vision and Housing Programs. A comprehensive reorganization will be presented in conjunction with a CIC and ARRA midyear budget adjustment. At this time, the needs of the Department as defined by the Implementation Program are outlined in Attachment 9 and suggest the need for creation of various positions within four reorganized divisions, including three new Management Analysts, an Administrative Services Coordinator and two Housing Development Managers. There will also be eliminations of current vacant positions and the net increase will be a total of 2.5 FTE. These positions would be funded during the current fiscal year out of salary savings within CIC tax increment, ARRA lease revenue and CDBG funds.

Environmental Review

Feasibility studies and budget implementation documents are categorically exempt from CEQA review. Individual projects will undergo CEQA review on a project by project basis to the extent required by State law.

Fiscal Impact:

Attachments 3, 6, 7, 8 and 9 outline required budget adjustments and allocations consistent with the Revised Implementation Program. Approval of these budget reallocations and appropriations and authorization to create new positions will come before the Council, CIC, and ARRA.

Recommendation:

That the Community Improvement Commission and the City Council:

- 1) Adopt the Revised Implementation Program for the Economic Development Strategic Plan/the Alameda Downtown Vision/ Housing Forum Recommendations;
- 2) Conceptually approve new positions as outlined in Attachment 9;
- 3) Conceptually approve budget allocations as outlined in Attachment 3; and,
- 4) Direct staff to return to the City/CIC and the ARRA with the budget adjustments and staffing authorizations necessary to enact this implementation program.

Respectfully submitted,

/s/ Doug Yount

Doug Yount
Development Services Director

DY/BK:rv

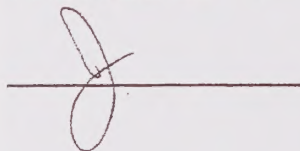
Attachments:

- 1 - Table - Revised Implementation Program
- 2 - Table - Priority Projects
- 3 - Table - Resource Plan - Additional Resources Needed
- 4 - Table - Board/Commission and Public Review
- 5 - Letter from PSBA, dated February 5, 2001
- 6 - Table - Staffing Constraints - Public Works

- 7 - Table - Staffing Constraints - Planning
- 8 - Table - Staffing Constraints - Development Services
- 9 - Table - Proposed New Positions

cc: Economic Development Commission
Economic Development Strategic Plan Task Force
Planning Board
Public Transit Committee
Traffic Advisory Committee
Alameda Chamber of Commerce
Greater Alameda Business Association
Park Street Business Association
West Alameda Business Association
Housing Forum Representatives

FORWARDED



Implementation Plan: Economic Development Strategic Plan, Downtown Vision and Housing Forum (July, 2001)



QUARTERLY REPORT – JULY 2001

IMPLEMENTATION PROGRAM: ECONOMIC DEVELOPMENT STRATEGIC PLAN, DOWNTOWN VISION AND HOUSING

EDSP GOAL (7) PROVIDE AFFORDABLE HOUSING OPPORTUNITIES THROUGHOUT THE CITY FOR CURRENT AND ALL FUTURE EMPLOYEES THAT WOULD LIKE TO LIVE IN ALAMEDA BY IMPLEMENTING THE RECOMMENDATIONS OF THE AD HOC HOME OWNERSHIP COMMITTEE AND ESTABLISHING NEW HOUSING DEVELOPMENTS THAT FULLY INTEGRATE WITH THE SURROUNDING AREAS.

A. GENERAL PLAN/HOUSING ELEMENT			STATUS	TIME LINE	LEAD RESPONSIBILITY & PRINCIPAL PARTNERS
No.	PROJECTS/ISSUES	ACTION STEPS			
7.A.1	General Plan	(See EDSP Goal #5.A.)	Underway		
7.A.2	Amend the Housing Element 2002-2003 to incorporate census information. (Housing Forum Priority)	Planning complete negotiation with ABAG RE: Regional housing needs determination	Done	Mar-01	Planning
		DSD gather data, write/review chapters	Underway	Jun-01	DSD
		PB hold public hearing for HE and EIR.		Nov-01	Planning
		City Council adopt Housing Element		Dec-01	CC

B. IMPROVE THE ENTITLEMENT PROCESS			STATUS	TIME LINE	LEAD RESPONSIBILITY & PRINCIPAL PARTNERS
No.	PROJECTS/ISSUES	ACTION STEPS			
7.B.1	Permit Streamlining / One-stop (Housing Forum Priority)	(See EDSP Goal 1 & 2.C.2)			
7.B.2	Development Code Revisions (Downtown Vision/Housing Forum Priorities)	(See EDSP Goal 1 & 2.C.3)			
7.B.3	Increase the variety of units/lots/density within new projects through entitlement process to serve different household sizes and incomes.	Building on work of the NWSP, revise Zoning to implement adopted policy (Ad Hoc Homeownership Committee).		Jul-01 to Mar-02	Planning, DSD
7.B.4	Revise condo conversion ordinance to make conversions easier for workforce housing.	Budget for FY 2002-04			Planning, DSD

QUARTERLY REPORT – JULY 2001
IMPLEMENTATION PROGRAM: ECONOMIC DEVELOPMENT STRATEGIC PLAN, DOWNTOWN VISION AND HOUSING

C. PREPARE AND IMPLEMENT A HOUSING STRATEGIC PLAN (Housing Forum Priority)			STATUS	TIME LINE	LEAD RESPONSIBILITY & PRINCIPAL PARTNERS
No.	PROJECTS/ISSUES	ACTION STEPS			
7.C.1	Identify affordable housing sites.	Identify potential affordable housing sites for a 7 yr. development plan (Jan. 1999 – June 2006), incorporate into Housing Element update.	Ongoing draft plan implementation. Develop site feasibility plans.		DSD, Planning
7.C.2	Housing Trust Fund	Develop Housing Trust Fund. \$30,000 consultants.			DSD
7.C.3	Address special needs housing.	Prepare and issue RFP for BOQ for elderly housing subject to and coordinated with Master Developer process.	Tbd with Master Developer		DSD

D. DEVELOP WORKFORCE HOUSING (Housing Forum Priority)			STATUS	TIME LINE	LEAD RESPONSIBILITY & PRINCIPAL PARTNERS
No.	PROJECTS/ISSUES	ACTION STEPS			
7.D.1	Implement mixed income project including market and workforce housing (approx. 40 acres), a combo of rental and home ownership (homes priced between \$130,000-\$220,000).	DSD and AHA prepare proposal for a mixed income project, minimum 50% affordable, 25% rental. Request authorization to proceed from City Council. Subject to, and in coordination with the master developer process.	Ongoing. Several projects (60 units and 35 units) in predevelopment phase. Review original proformas and confirm sources of subsidy.		DSD, AHA

QUARTERLY REPORT – JULY 2001

IMPLEMENTATION PROGRAM: ECONOMIC DEVELOPMENT STRATEGIC PLAN, DOWNTOWN VISION AND HOUSING

D. DEVELOP WORKFORCE HOUSING (Housing Forum Priority)			STATUS	TIME LINE	LEAD RESPONSIBILITY & PRINCIPAL PARTNERS
No.	PROJECTS/ISSUES	ACTION STEPS			
7.D.2	Consider the feasibility of adopting a 25% inclusionary housing requirement City wide.	DSD staff analyze economic impact of proposal and submit for review through the CIC and the Housing Element process.	Complete Addendum to Catellus EIR for increasing the Inclusionary Housing requirement . Proposal being reviewed. To be considered by policy bodies.	Aug-01	DSD
	Strengthen the ADC so it has the staff capacity to develop more affordable housing projects.	Recommend to Council execution of contract for affordable housing predevelopment services from ADC.			DSD
	Continue to implement the Alameda Point collaborative Housing project.	Assist Alameda Point Collaborative in rehabilitation and managing 200 units in West Housing.	147 units completed. Review management plan and complete rent applications .	Ongoing	DSD
	Implement inclusionary compliance plan for approved projects.	DSD work with K&B and Catellus and meet inclusionary goals.	Catellus Inclusionary Compliance Plan adopted as part of DDA. Negotiating a plan with K&B Homes.	Ongoing	DSD
	Initiate first project using the Work/Live Ordinance.	Budget in FY 2002-04.			DSD

QUARTERLY REPORT – JULY 2001

IMPLEMENTATION PROGRAM: ECONOMIC DEVELOPMENT STRATEGIC PLAN, DOWNTOWN VISION AND HOUSING

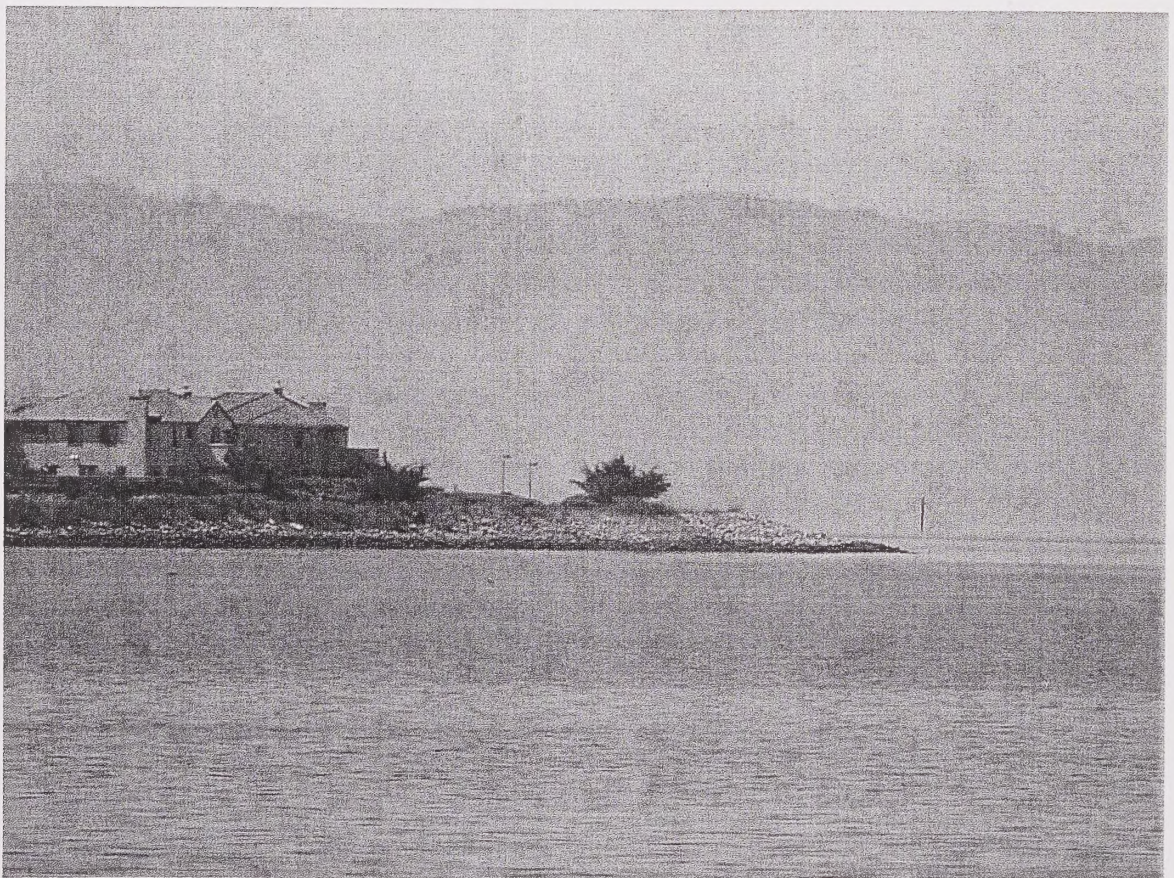
E. CONSERVE HOUSING (Housing Forum Priority)			STATUS	TIME LINE	LEAD RESPONSIBILITY & PRINCIPAL PARTNERS
No.	PROJECTS/ISSUES	ACTION STEPS			
7.E.1	Maintain existing programs (e.g. Section 8, Housing rehab, Rental rehab, Sub-rehab, Public Housing, HOME, DPA, CASA).	AHA, DSD, ADC, other non-profit and for-profit housing developers maintain and expand existing affordable housing opportunities perform long term financial planning.	Ongoing	Ongoing	---
7.E.2	Continue Acquisition and rehab programs.	AHA, DS, ADC, other non-profit and for-profit housing developers acquire two properties, not less than 15 units. Source: Dedicated, budgeted Housing Funds.	Presently recruiting for new Dev. Mgr. position	FY00-01	Staff: \$67,000 Housing: Dev Mngr (new) 0.5 Source: Dedicated Housing Funds
		AHA, DSD, ADC, other non-profit and for-profit housing developers acquire three properties, not less than 30 units.		FY02-04	Amount: \$600,000 public subsidy Source: Dedicated, budgeted Housing Funds
	Amnesty Program for continued affordability.	DSD and Planning Dept. develop proposal to Council to extend and revise amnesty ordinance and consider affordability requirement.	Contingent on creation of new Dev Spec. position	FY 01-02	
	Strengthen Rent Review Advisory Committee (RRAC).	DSD and RRAC evaluate ongoing program, make recommendations to landlords, and consider strengthening.		FY00-01	---
	Housing Discrimination	Sentinel, AHA, HUD, DS -	Ongoing		---



Alameda

APPENDIX D

ALAMEDA HOUSING SITE FEASIBILITY ANALYSIS



City of Alameda – Housing Element 2001-2006

Appendix D

The purpose of this appendix is to provide a credible projection of the number and type of units suitable for the proposed sites in the Alameda Point Improvement Project (APIP) and selected other sites. This appendix is not meant to be a development schematic or a site layout proposal. The site drawings and schematic plans in this appendix are provided only as support documents to demonstrate that realistic analysis will allow development at the levels described in the Land Development Table (see table D-1).

Future APIP residential units will be planned and developed by Alameda Point Community Partners, the Master Developer team selected by the City. While the Master Developer will plan and develop the actual residential units Alameda Point, this document demonstrates that the land and resources available at Alameda Point will support levels set forth in the Land Development Table.

Note that this document does not cover every site, as it is meant for demonstration purposes only. To meet ABAG goals, this housing element projects a total of 1,981 residential units to be developed on Alameda Point, including 268 existing, 210 rehabilitated and 1,503 new units. This appendix demonstrates the feasibility of 1,450 of those units at selected Alameda Point sites, as well as 184 units at other redevelopment sites in Alameda.

Site Analysis Parameters

Site layouts are based on available housing areas on selected sites as identified in the Housing Element Update Revised May 7, 2001. To the greatest extent possible site layouts were based on data from assessors' maps with dimensioned property lines; where no dimensions were available scale estimates were used. It is assumed that all existing buildings and utilities as well as some roads will be removed, and that some new roads will be required. New roads where shown are scaled to meet low traffic, residential area standards. Parking approaches vary from site to site; the number of parking places is planned to meet minimum zoning requirements for each site.

Property lines are shown on each site map only for the purpose of demonstrating feasibility based on one design approach; actual site layout would require a surveyed site indicating locations of roads, trees and other site features. All building footprints are based on realistic floor plans typical of the assumed unit size which can be seen in the included "Unit Plans". Building heights, setbacks, and required open space meets zoning standards. Floor plans assume two story buildings unless otherwise noted. Every unit has a front porch or balcony to provide private outdoor space and to enliven the streets.

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JACOBSON SILVERSTEIN WINSLOW
ARCHITECTS

City of Alameda – Housing Element 2001-2006

Table D-1
Alameda Housing Site Feasibility Analysis

Unit Tally						
Map Area #	Site Area (approx)	Density/Acre	Single Family	Duplex and Triplex Units	Multi-family Units	Total Units
19. Alameda Beltline	4 acres	21/acre		84		84
20-c. MU-5: Northern Remainder	2 acres	15/acre		30		30
20-d. MU-5: Southern Remainder	2.57 acres	17.1/acre		44		44
21. Rite Aide (Constitution/BV)	1.53 acres	17/acre		26		26
26. AP-West Neighborhood District (Package K, Area B&C)	31 acres	8.77/acre		172	100	272
27. AP-West Neighborhood District (Package K, Area A)	9 acres	14.22/acre	100	28		128
29. Civic Core – Alameda Point	34.5 acres	15.2/acre		525		525
30. Marina District- Alameda Point	27 acres	19.5/acre		525		525

1. Drawing Notes

- Site plans are drawn at a scale of 1" = 200', unless noted otherwise.
- North is to the top of the page, unless noted otherwise.
- Unit plans are drawn at 1/8" = 1'; plans are typically two story but the upper level plan is not always included.

2. Description

- a. Single-family market rate housing is located on the Alameda Point Package “K” site.
- b. Duplex units are located on scattered sites with mixed unit sizes. All units are two story and include front porches and balconies. Front and rear yard setbacks are typically 20’ with 10’ to 15’ minimum spacing between most buildings. On larger sites the central area includes open space. Alameda Point Package “K” includes 40 - 2 bedroom duets at 1,100 sq. ft. per unit, 110 - 3 bedroom duets at 1,350 sq. ft. per unit and 50 - 3 bedroom 1,350 sq. ft. units with in-law flats at 750 sq. ft. The typical housing at each site not in Alameda Point Package K will be comprised of two story duplexes: ½ of the duplexes will be made up of two - two bedroom units at approximately 1,100 s.f per unit (2,200 per building), ¼ of buildings with two - three bedroom units at 1300 s.f. each (2,600 per building) and ¼ of combination one bedroom 800 s.f. units and three bedroom 1,300 s.f. units (2,100 s.f. per building.) Units may be configured as flats or as townhouses; two units will share a double garage which may be divided plus onsite parking for additional required parking.

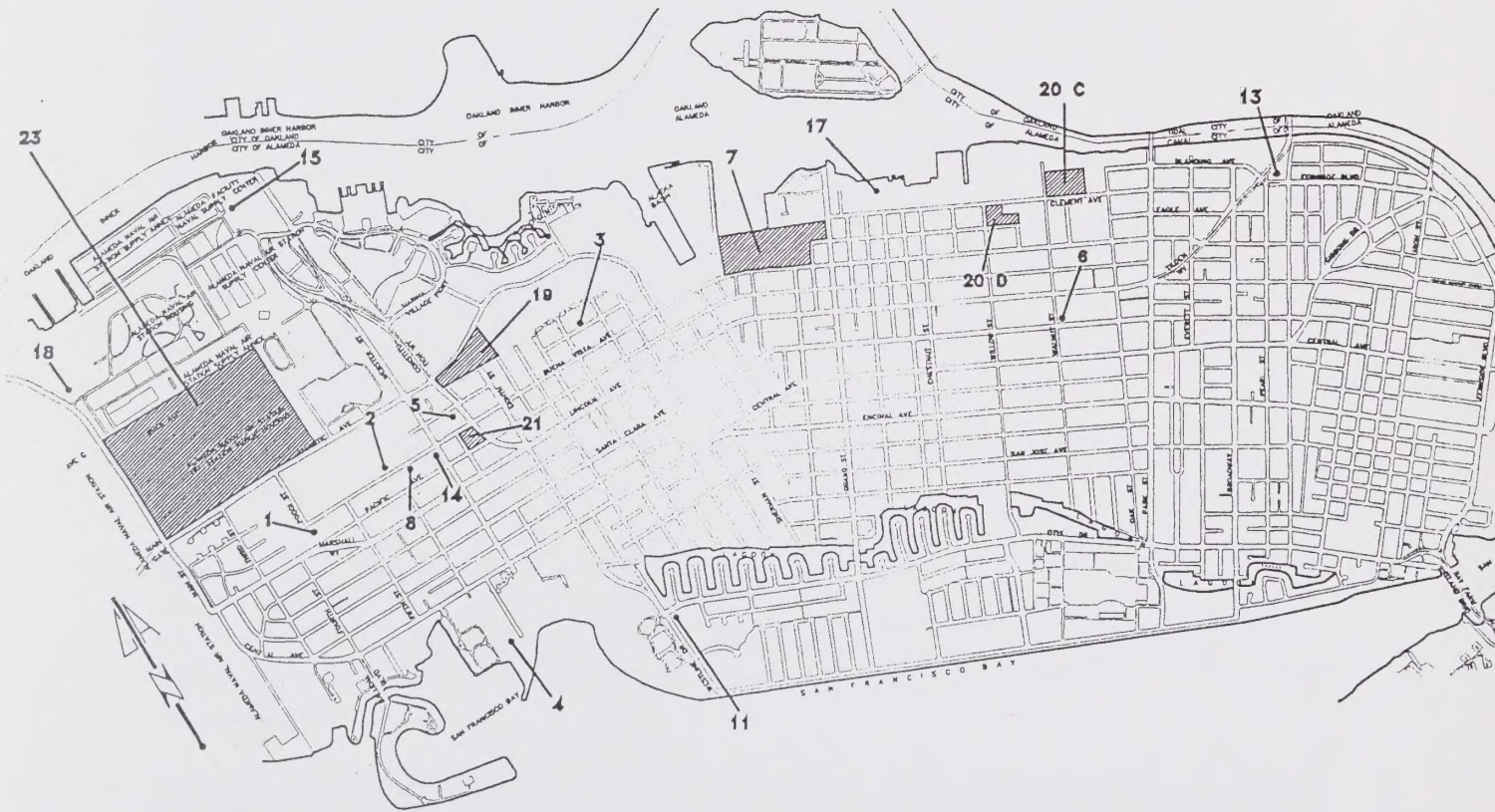
Marina District units will be three story duplexes of 2,000 square feet per unit; zero lot line construction is assumed.

- c. Triplex units in three story buildings with the scale of a large house are located on the Beltline site.
- d. Multi-family rental housing is located on the Alameda Point site. The housing is in five to six unit two-story buildings which range in size from 4,000 sq. ft. to 6,800 sq. ft. and are planned to have the appearance of large single family homes. The buildings surround a central recreational area and are bounded on two sides by a linear green space, which allows for a bike path.
- e. Roads and sidewalks: Road sizes were based on limited local traffic, assuming that roads serve only small local areas. A 40’ right of way is allowed for a two way street with an additional 8’ per side allowed where parking is required. At all roads a 20’ roadway is assumed plus a five-foot landscape barrier and a five-foot sidewalk at each side within the right-of-way.
- f. Parking: Off street parking is provided at 1 ¾ cars per unit for one and two bedroom units, 2 per unit for three and four bedroom units. At market rate single-family homes and in many duplex units, parking is in attached or detached two-car garages. Additional on and off street parking is provided for guests. Parking for some duplex units is provided in parking zones within the block, allowing units without on-site parking to en-front the street with parking to the rear. Multi-family parking is provided in easily accessed parking lots which allow the units to face the street or form small clusters. Allowance was made for parking for the

disabled and for users of open space. On-street parking for visitors is provided in parking alcoves where nearby streets are not wide enough for parking.

- g. Recreation: 6.15 acres of recreational area is included within the Alameda Point site and small open space areas are included on larger scattered sites.

Alameda City Plan Map: City of Alameda
Figure D-i



Alameda City Plan Map: Alameda Point
Figure D-ii

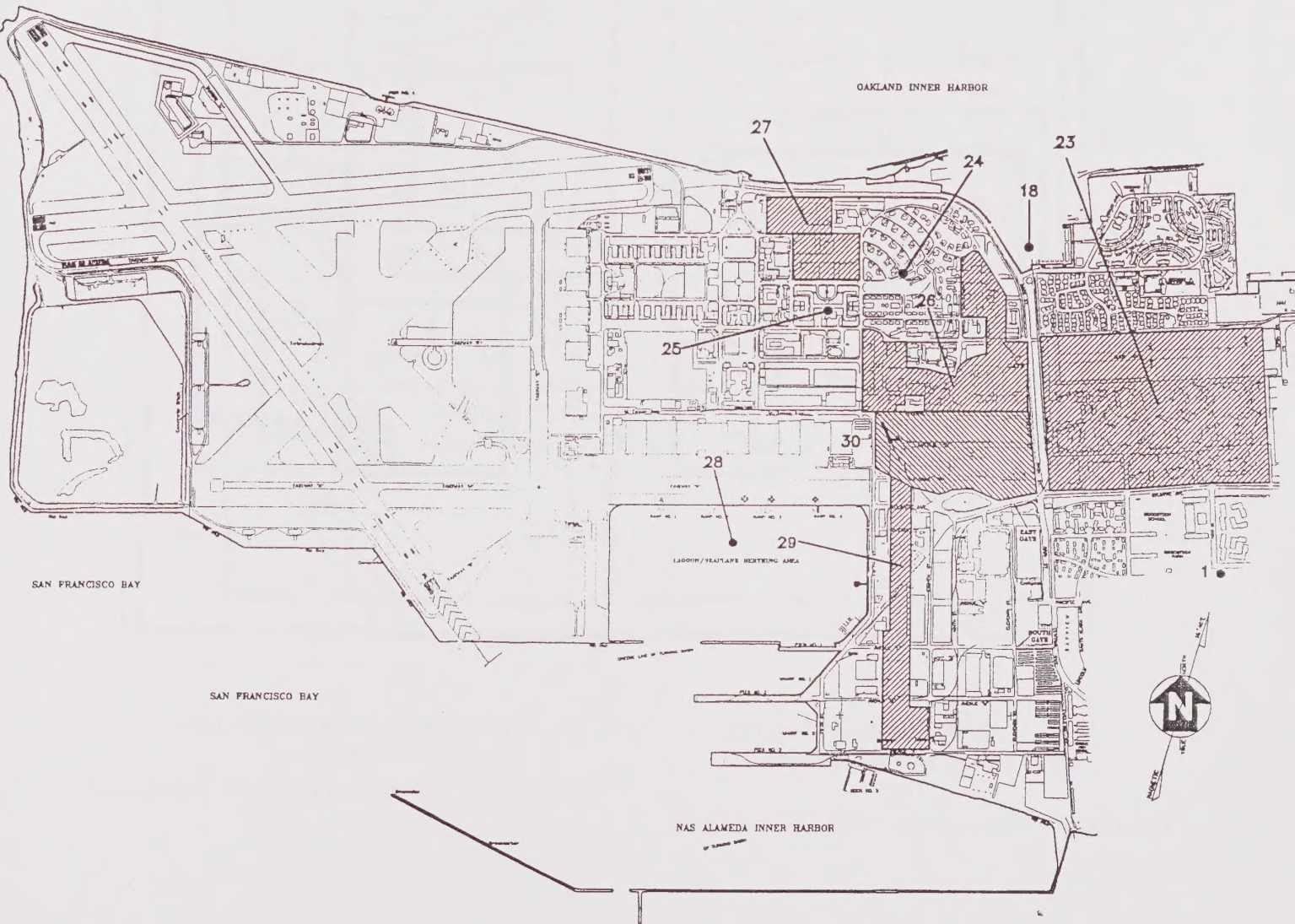
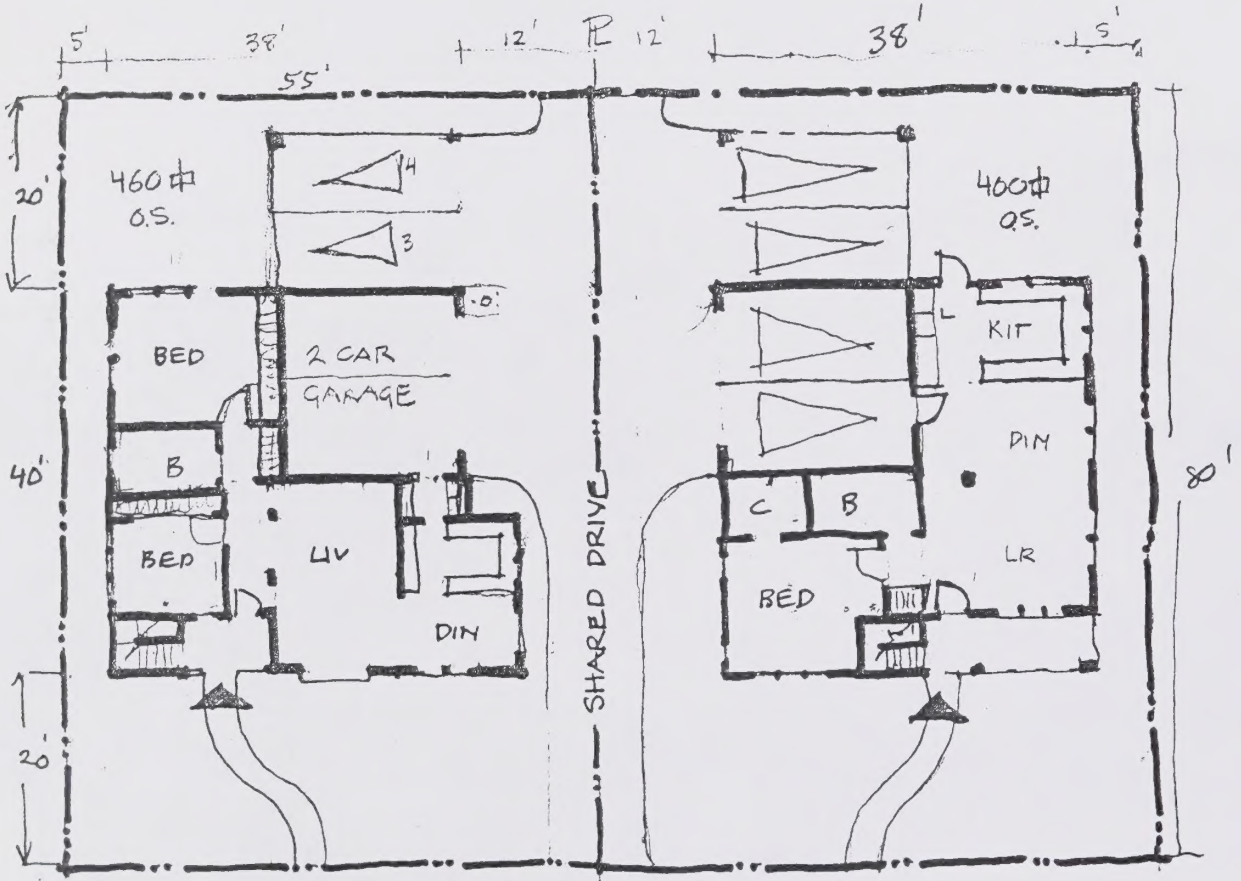


Figure D-iii

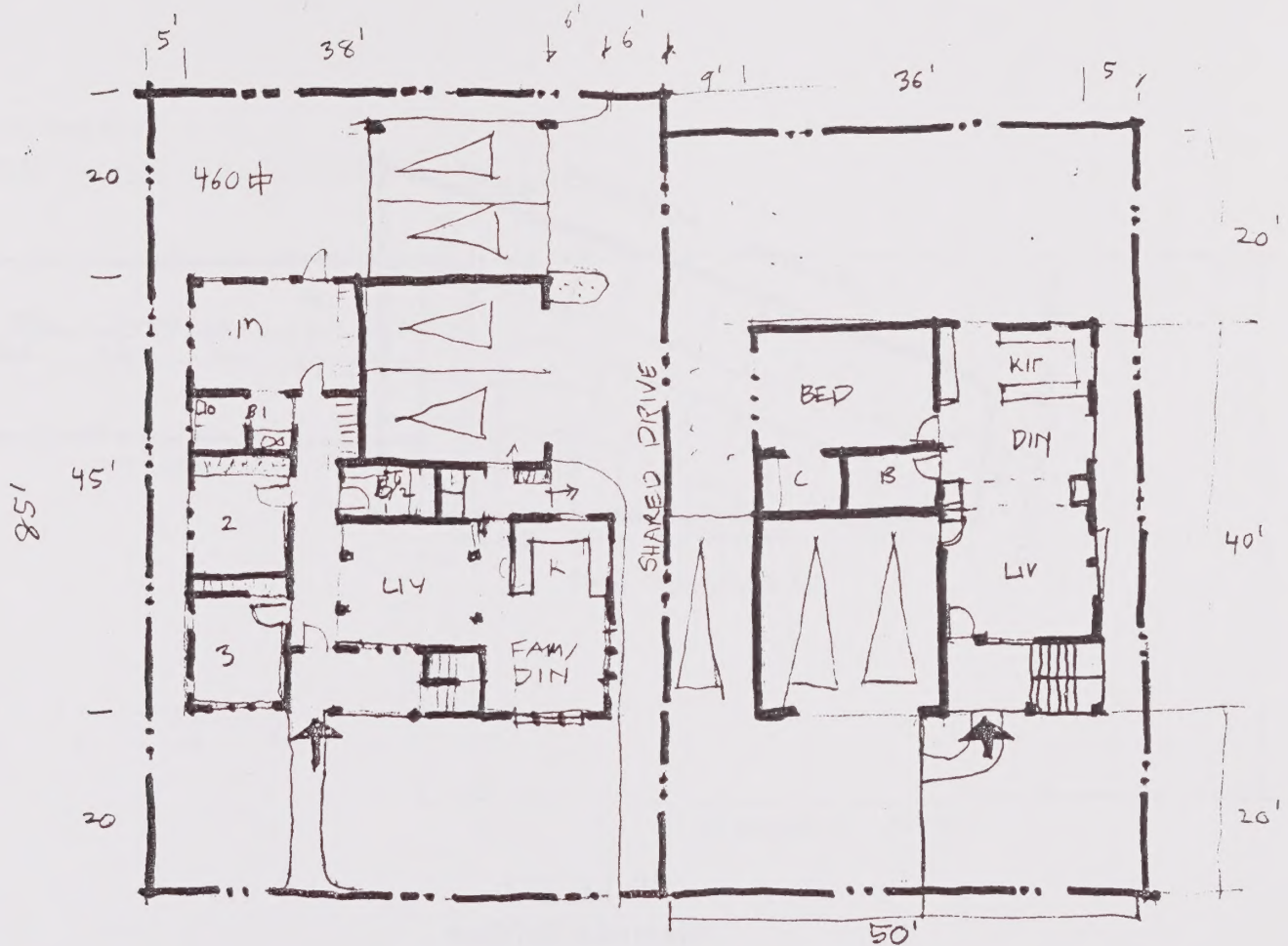
Duplex Trial Units on Site Plans



Two/Two (±1100 sq.ft.)
55x80 (2nd Fl sim)

One/Three Bed (±800/1200)
50x80
1st Floor (2nd Floor has two add. bedrooms)

Figure D-iv
Duplex Trial Units on Site Plans



Three/Three (± 1300 sq.ft.)
55x80 (2nd Fl sim)

Front Garage
One/Three Bed ($\pm 800/1200$)
50x80
1st Floor (2nd Floor has two add. bedrooms)

Figure D-v
Map of Alameda Beltline

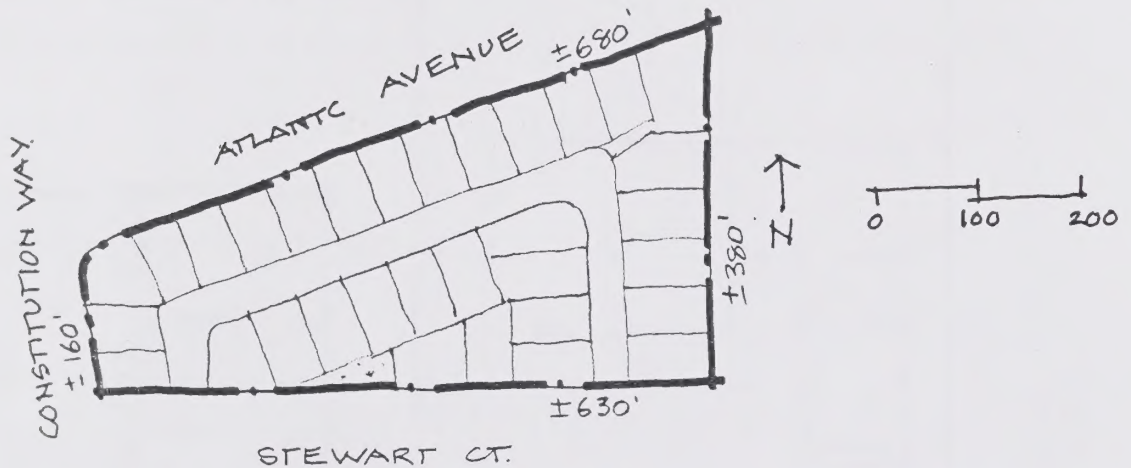


Table D-2
Alameda Beltline

Illustrative Site Plan #19 Alameda Beltline	
Size	± 4.0 acres (Size scaled from planning maps, no site dimensions available)
Proposed density	16 units per acre in duplex, 21 units per acre including triplex units
# of units	32 sites/64 units in all duplex buildings; 84 units if 20 of the buildings are three story triplex units.
Parking	140 on site parking spaces provided, any additional parking spaces required can be provided in small on site parking lots.
Zoning	M1-PD
Assumptions	Access from Stewart Court and units fronting on Stewart Court assumed, no units front Atlantic Avenue.
General notes	Surrounding buildings are multi-family or commercial/office.

Figure D-vi

Map of MU-5: Northern Remainder

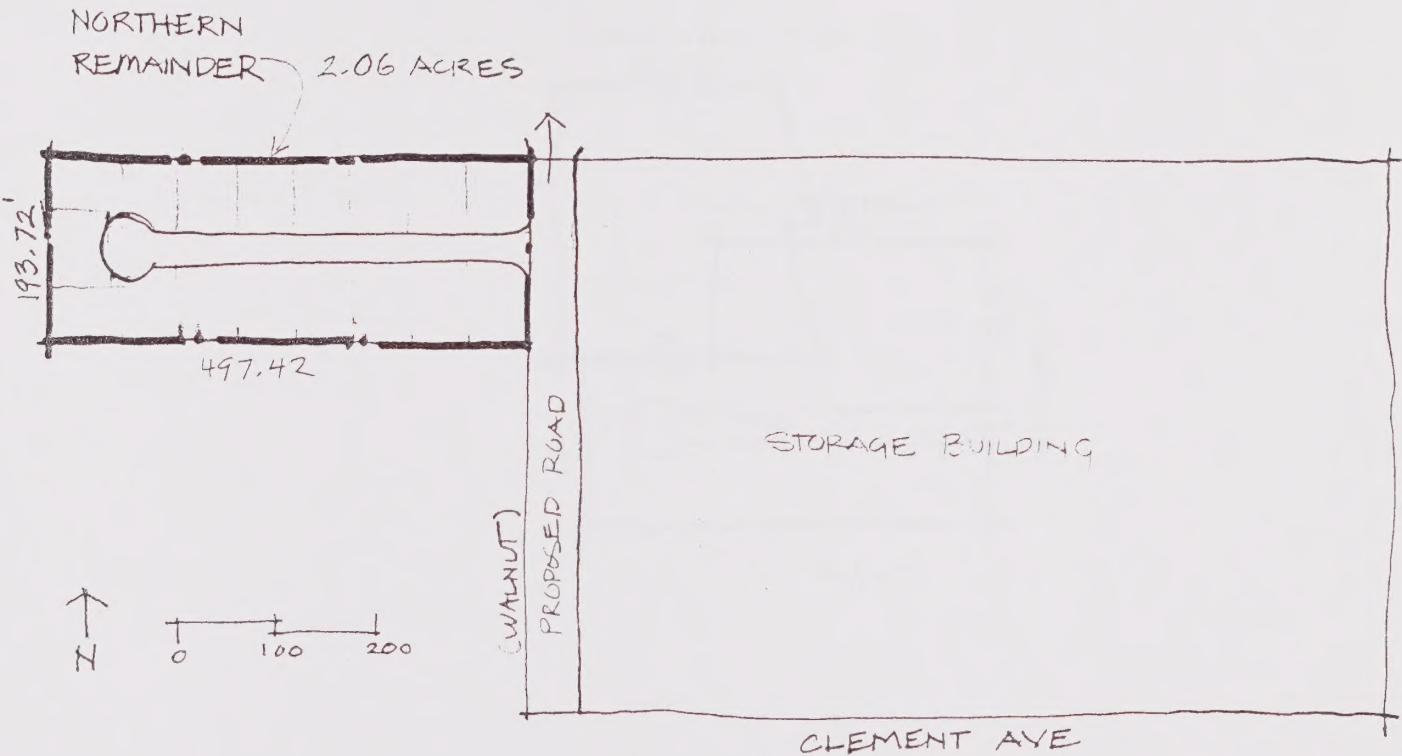


Table D-3
MU-5: Northern Remainder

Illustrative Site Plan	
#20-c MU-5: Northern Remainder	
Size	2 acres
Proposed density	17 units per acre
# of sites/units	15 sites/30 units in duplex buildings
Parking	62 on site parking spaces
Zoning	M-2
Assumptions	Uses remainder site after proposed development
General notes	

Chart D-vii

Map of MU-5: Southern Remainder

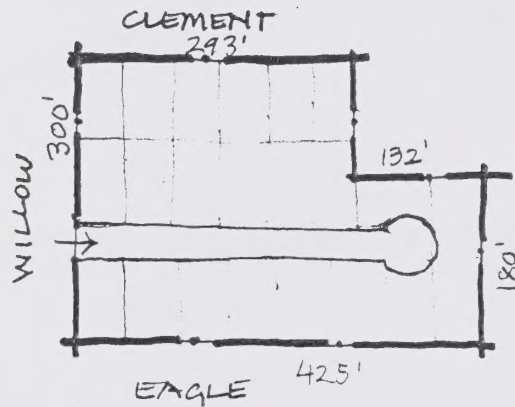


Table D-4
MU-5: Southern Remainder

Illustrative Site Plan #20-d MU-5: Southern Remainder	
Size	2.57 acres
Proposed density	17.1 units/acre
# of units	22 sites/44 units
Parking	88 on site parking spaces provided, Street parking
Zoning	M-1
Assumptions	Access from Willow Street, some units front on Clement
General notes	Neighborhood of older Victorians, Clement is more industrial; site currently occupied by industrial building.

Chart D-viii

Map of Rite Aid (Constitution/BV)

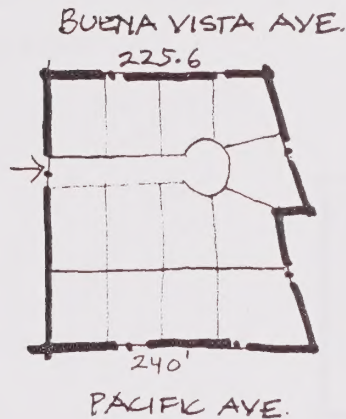
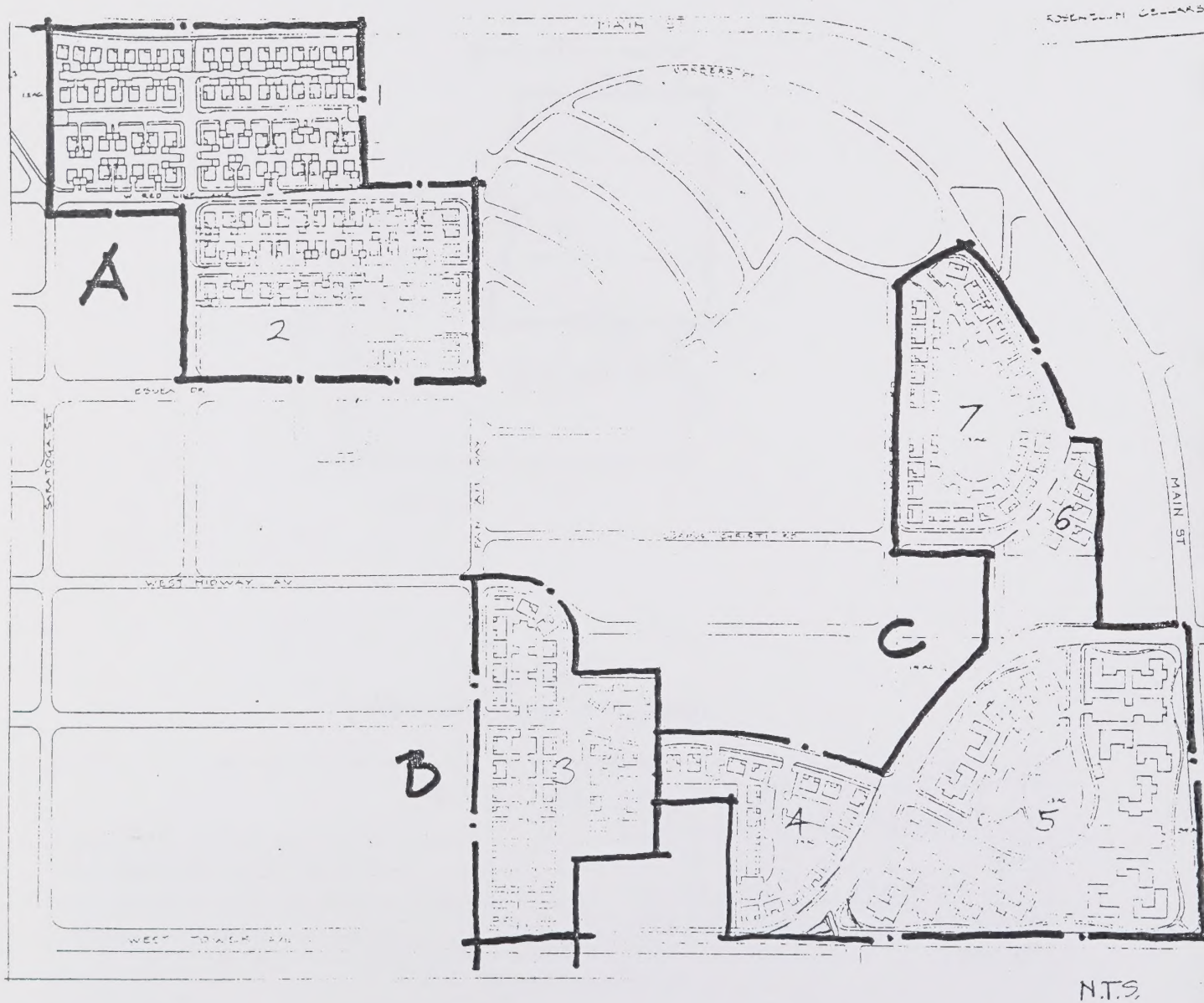


Table D-5
Rite Aid (Constitution/BV)

Illustrative Site Plan #21 Rite Aid (Constitution/BV)	
Size	1.53 Acres
Proposed density	17 units per acre
# of units	13 sites/26 units
Parking	32 on site parking spaces provided, additional street parking available on perimeter streets
Zoning	C-M
Assumptions	One cul-de-sac entering from west side
General notes	Surrounded on all sides by streets, Constitution Way on east side has irregular property line along a curve making access from this side difficult. Residential neighborhood, single family/apartment

Figure D-ix
Alameda Point Package K Map



See following pages for site plan layout

Map of AP-West Neighborhood District (Package K, Area B and C)

SEE MAPS OF B AND C ON FOLLOWING PAGES

Table D-6
AP-West Neighborhood District (Package K, Area B and C)

Illustrative Site Plan	
#26 AP-West Neighborhood District (Package K, Area B and C)	
Size	Acres
Proposed density	Varies
# of units	272 units
Parking	800 parking places
Zoning	M-2-G
Assumptions	Based on Alameda Point Site Planning Analysis July 21,2000
General notes	

Figure D-x

Map of AP-West Neighborhood District (Package K, Area B)

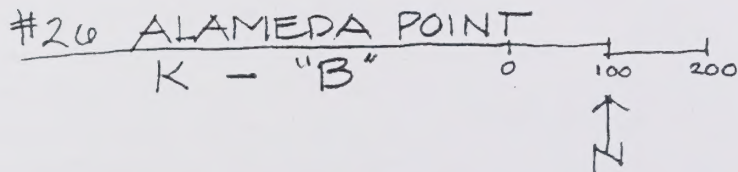


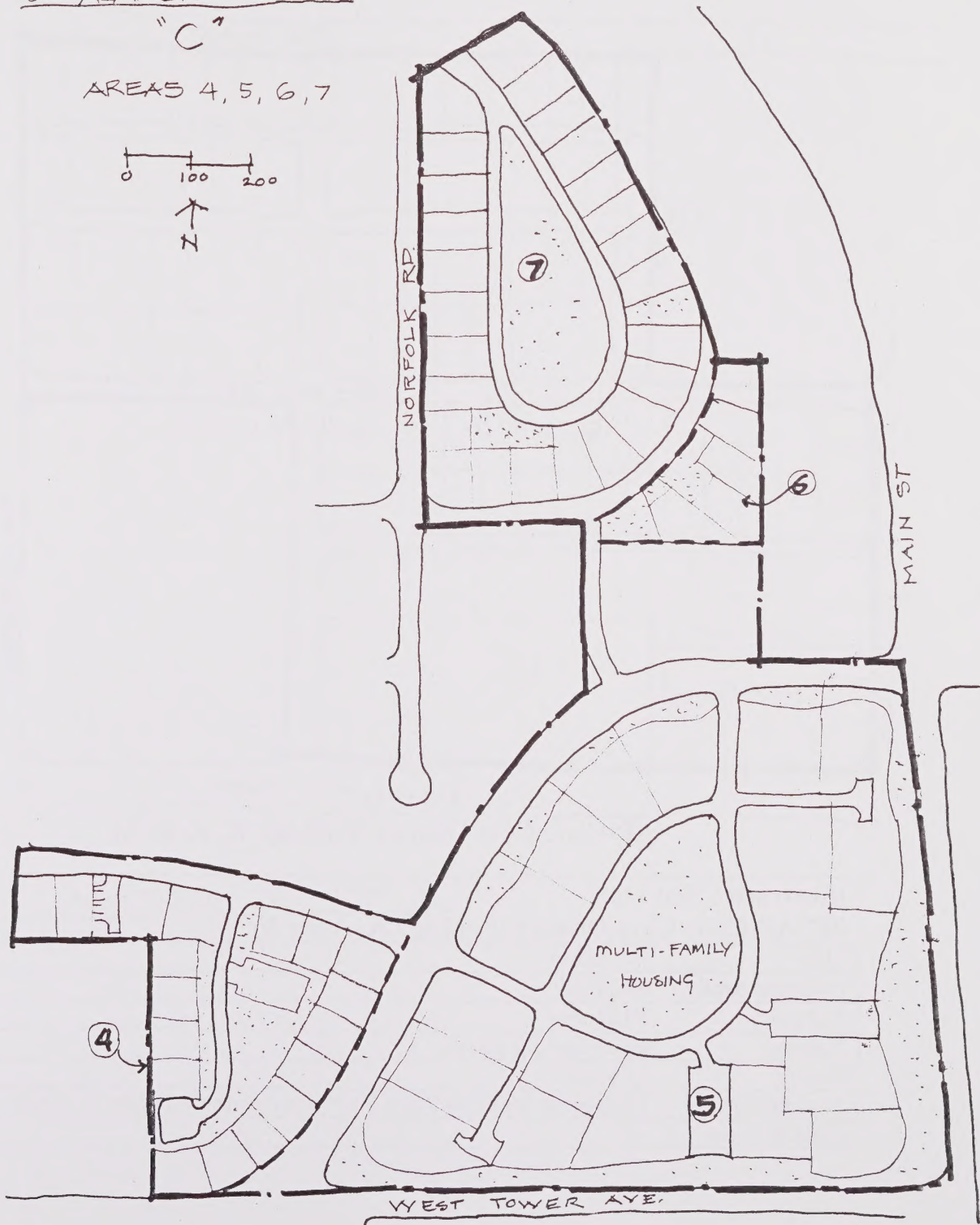
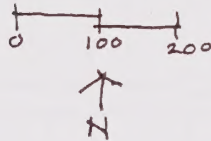
Figure D-xi

Map of AP-West Neighborhood District (Package K, Area C)

#26 ALAMEDA POINT K

"C"

AREAS 4, 5, 6, 7



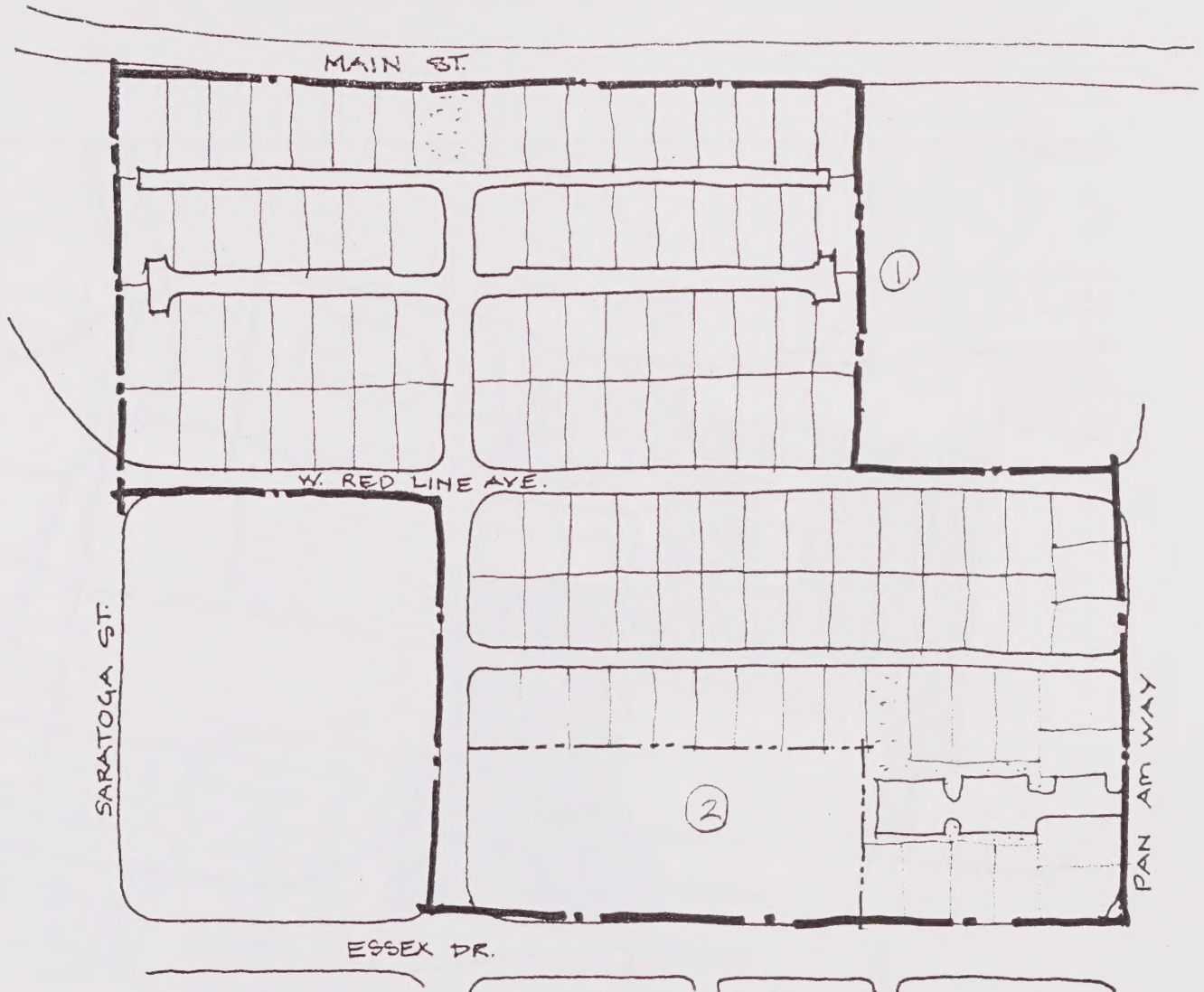
Map of AP-Civic Core District (Package K, Area A)

SEE MAP OF A ON FOLLOWING PAGE

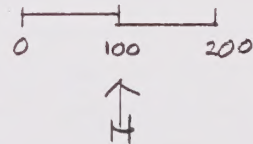
Table D-7
AP-Civic Core District (Package K, Area A)

Illustrative Site Plan	
#27 AP-Civic Core District (Package K, Area A)	
Size	Acres
Proposed density	Varies
# of units	128units
Parking	800 parking places
Zoning	M-2-G
Assumptions	Based on Alameda Point Site Planning Analysis July 21,2000
General notes	

City of Alameda -- Housing Element 2001-2006
Figure D-xii
Map of AP-Civic Core District (Package K, Area A)

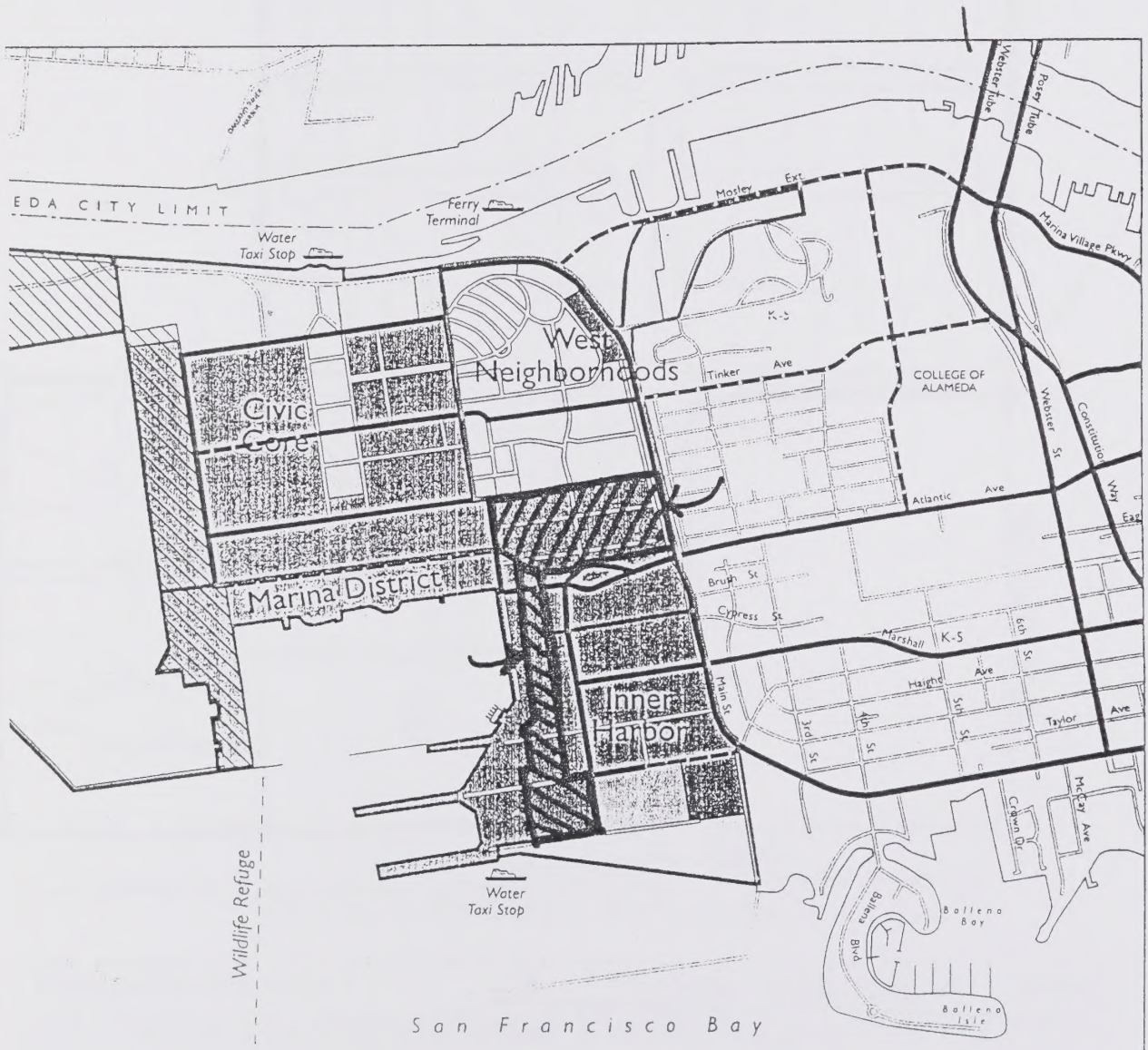


#27 ALAMEDA POINT K
"A"



City of Alameda -- Housing Element 2001-2006

Figure D-xiii
Alameda Point Area Map



See following pages for site plan layout

Map of Civic Core – Alameda Point

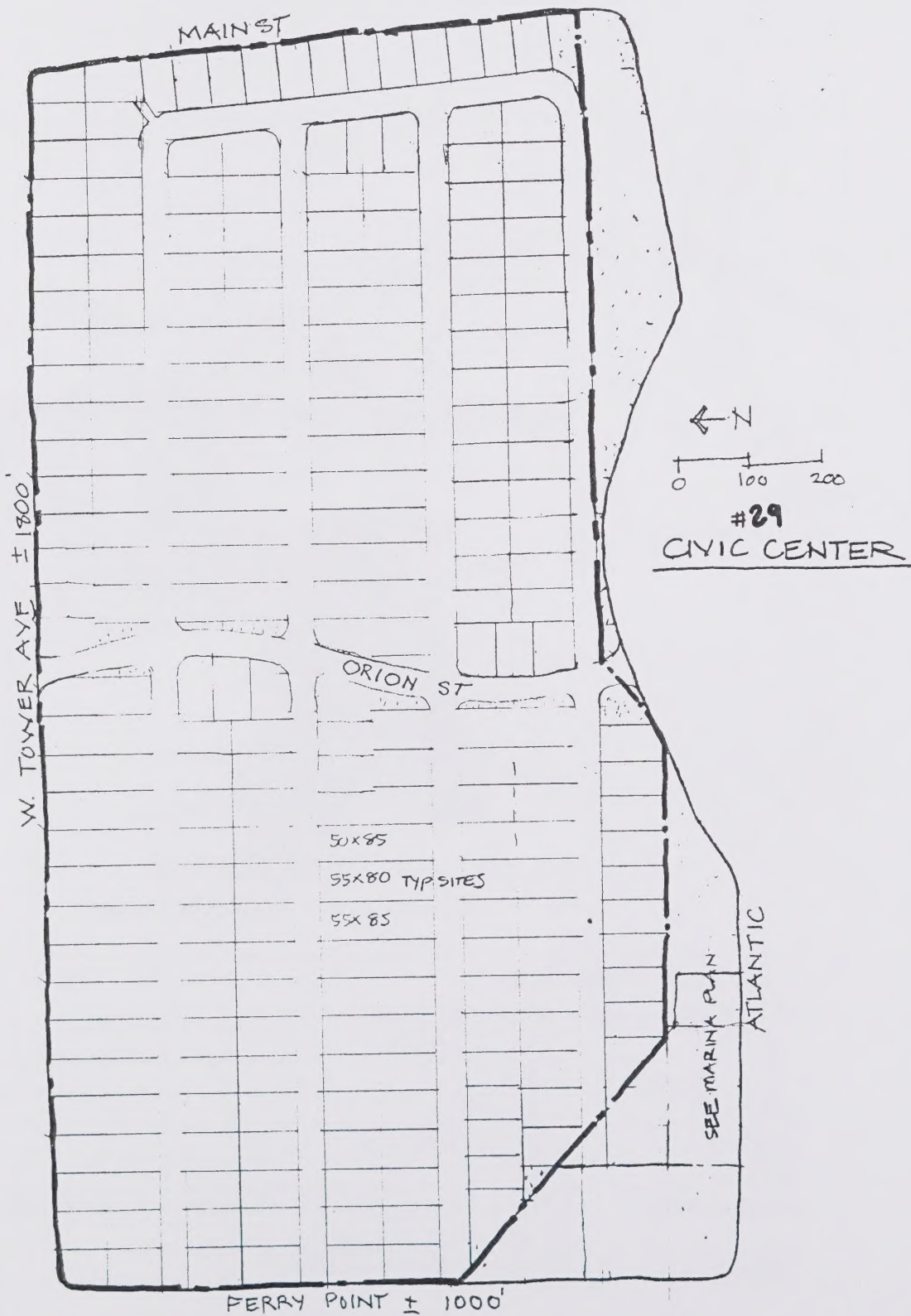
SEE MAP OF CIVIC CORE ON FOLLOWING PAGE

Table D-8
Civic Core – Alameda Point

Illustrative Site Plan	
#29 Civic Core – Alameda Point	
Size	Various parcels
Proposed density	Varies
# of units	525 units
Parking	920 parking places
Zoning	M-2-6
Assumptions	Site size based on scaled dimensions. Assumes use of existing roads surrounding site.
General notes	Units are standard duplex.

Figure D-xiv

Map of Civic Core – Alameda Point



Map of Marina District – Alameda Point

SEE MAP OF MARINA DISTRICT ON FOLLOWING PAGE

Table D-9
Marina District – Alameda Point

Illustrative Site Plan	
#30 Marina District – Alameda Point	
Size	± 27 acres
Proposed density	19.4 units/acre
# of units	525 units
Parking	920 parking places
Zoning	M-2-6
Assumptions	Site size based on scaled dimensions
General notes	Units are assumed to be 2,000 s.f. three-story duplex units with zero lot lines; some units are clustered.

Figure D-xv

Map of Marina District – Alameda Point

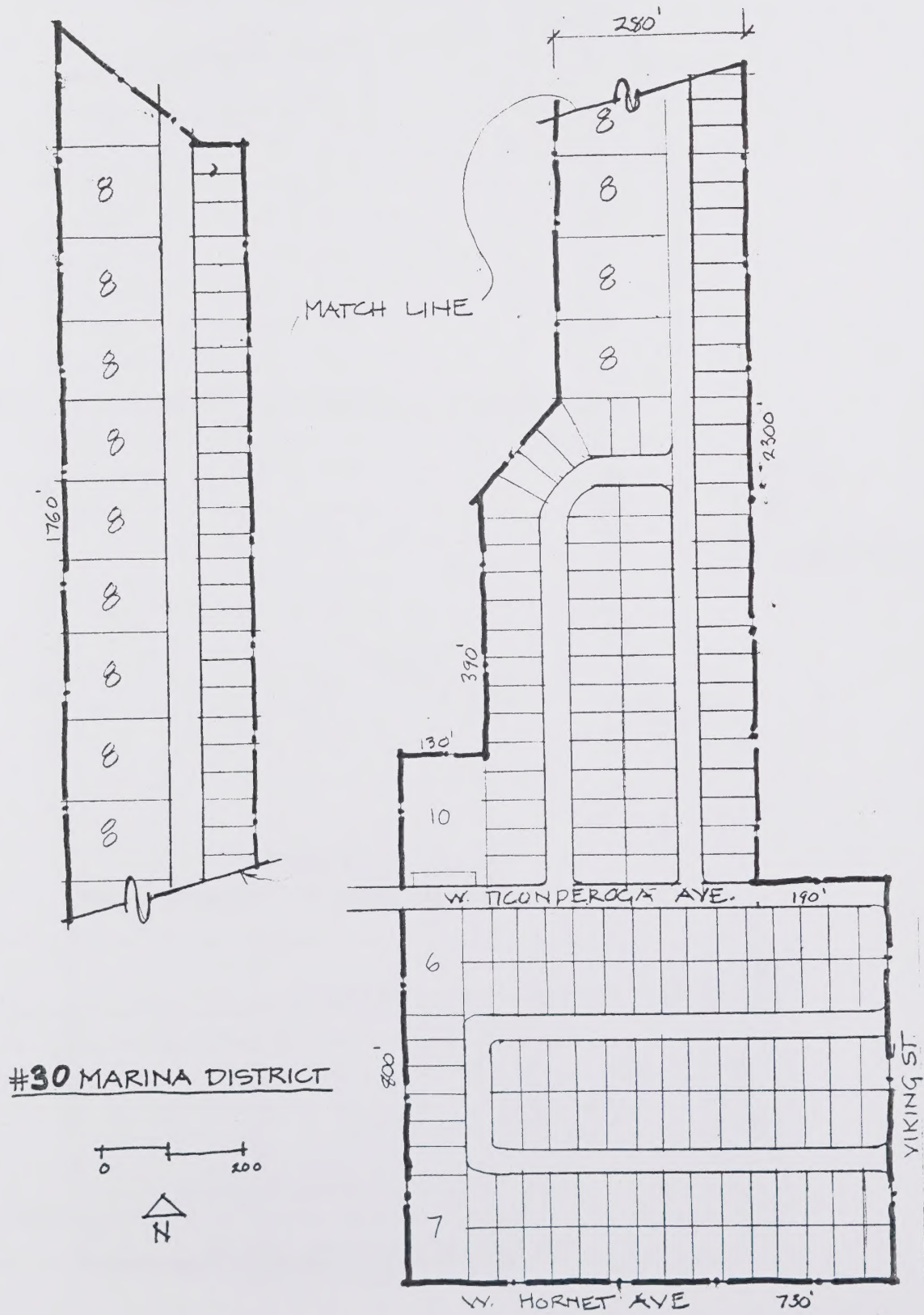
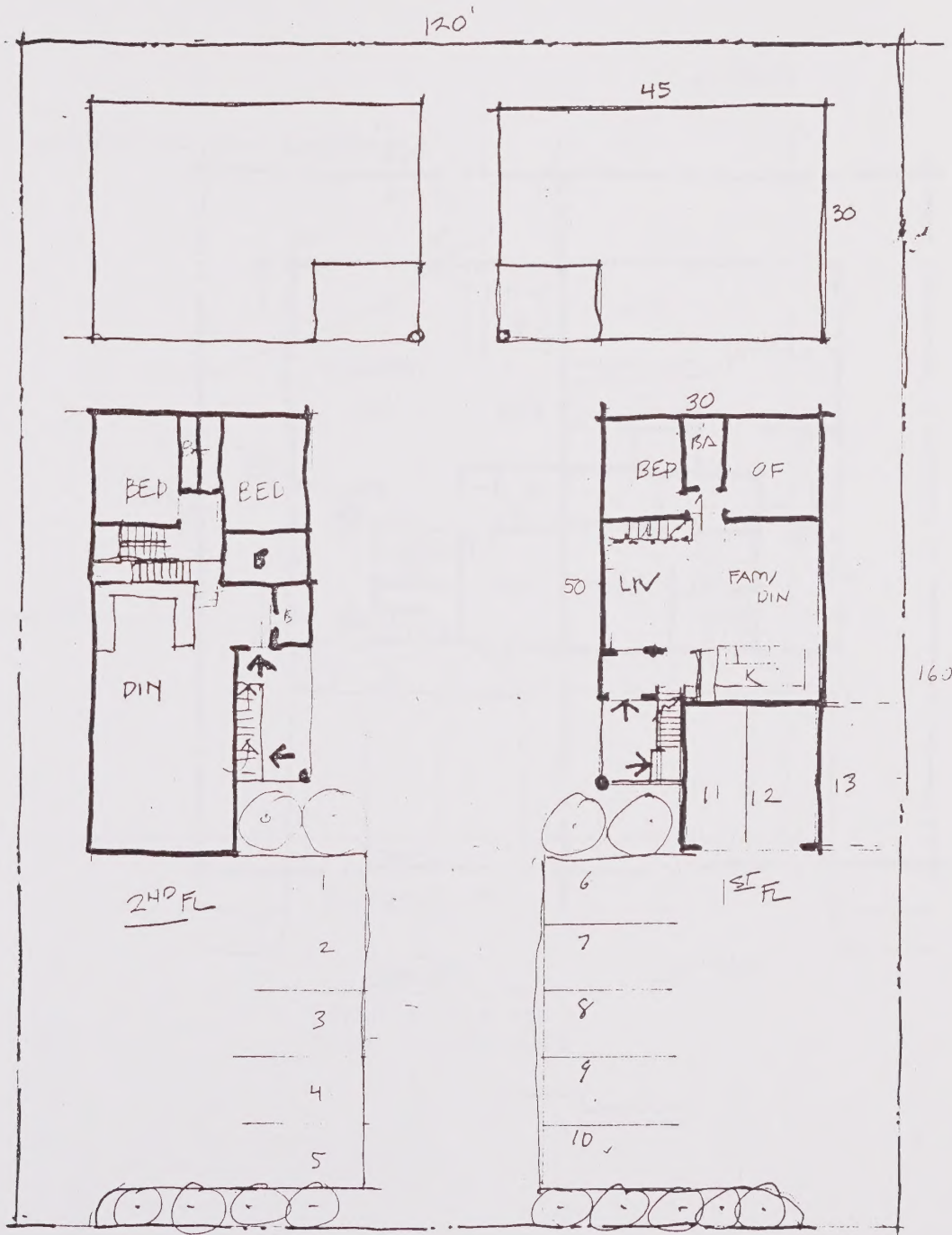


Figure D-xvi

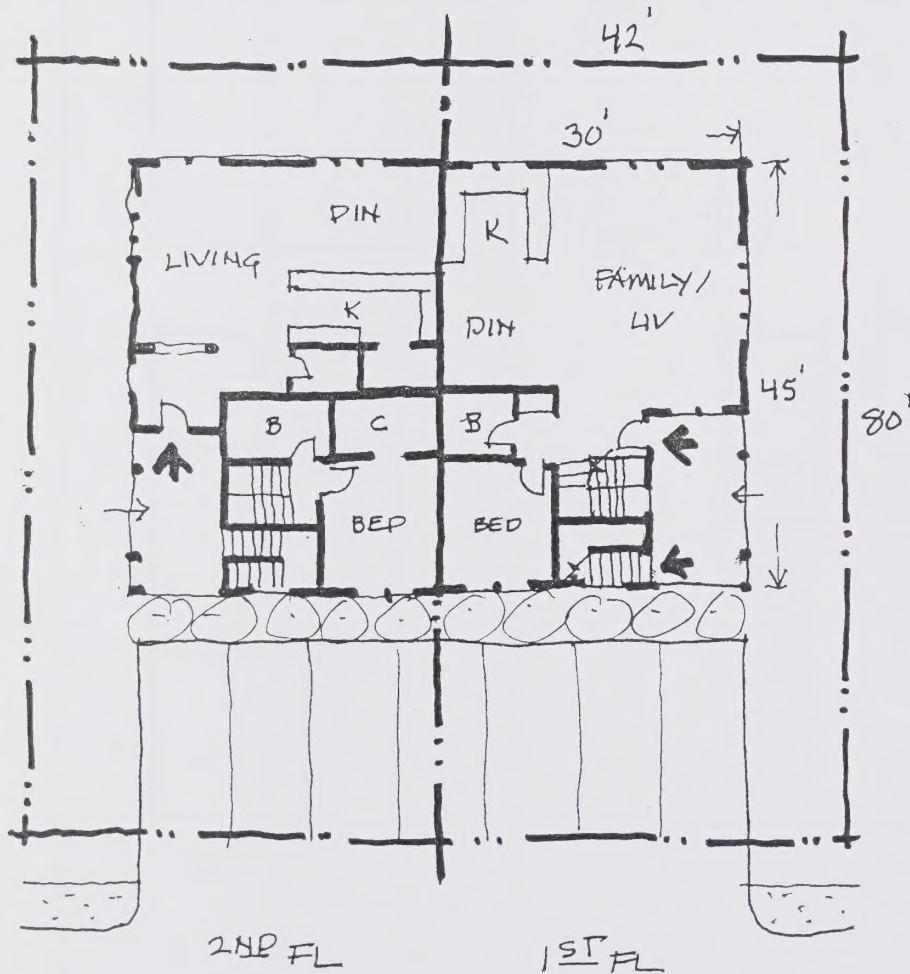
Marina District Cluster Unit Site Plans



8 units in 3-story duplexes, ± 2000 sq.ft./unit, 16 parking spaces
(sites designated as 8 (6, 7, 10 similar))

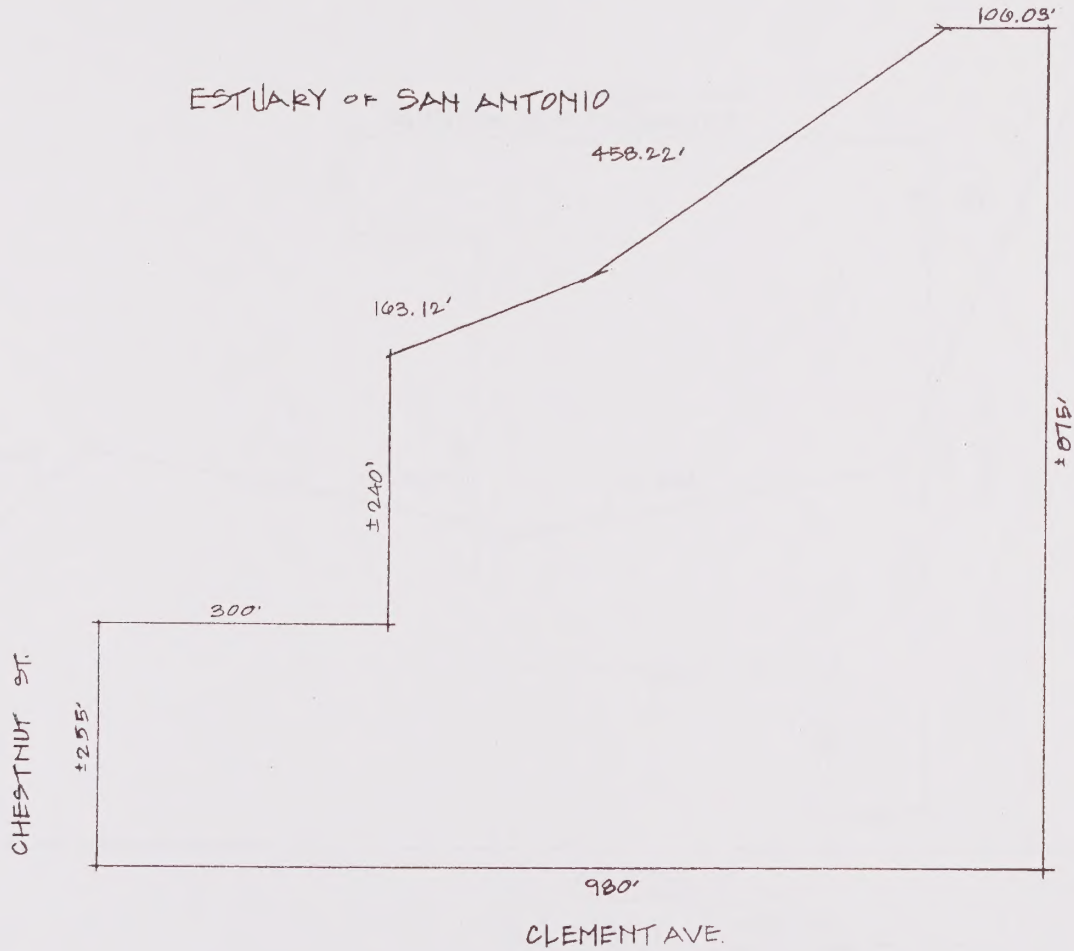
Figure D-xvii

Marina District Zero Lot Line Unit and Site Plan



3-story duplex unit site plan

Figure D-xviii
Supplemental Site Layout Map



MU-4
TOTAL $\pm$ = 654,147
TOTAL ACRES = 15.02



Figure D-xix
Supplemental Site Layout Map

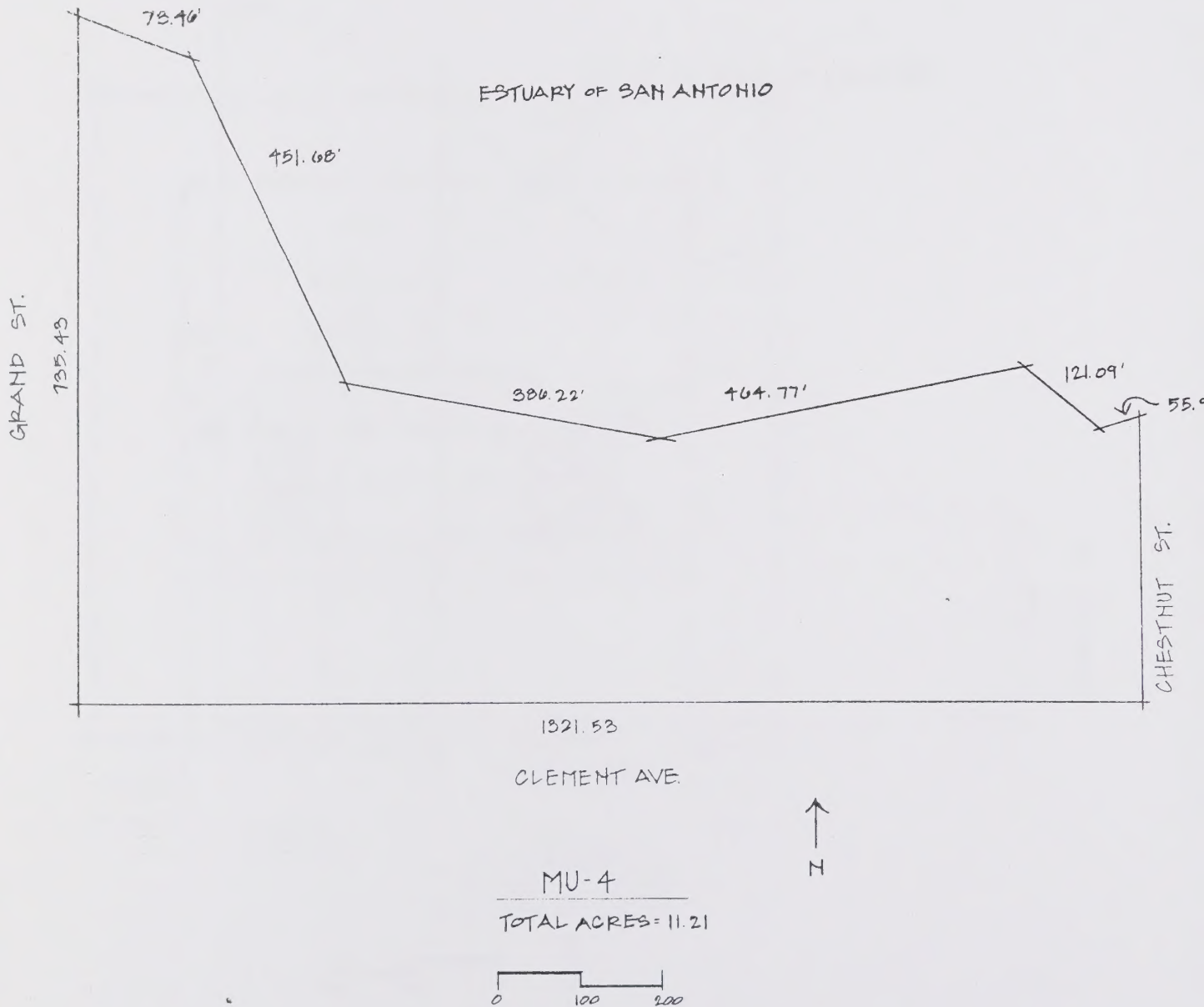


Figure D-xx
Supplemental Site Layout Map

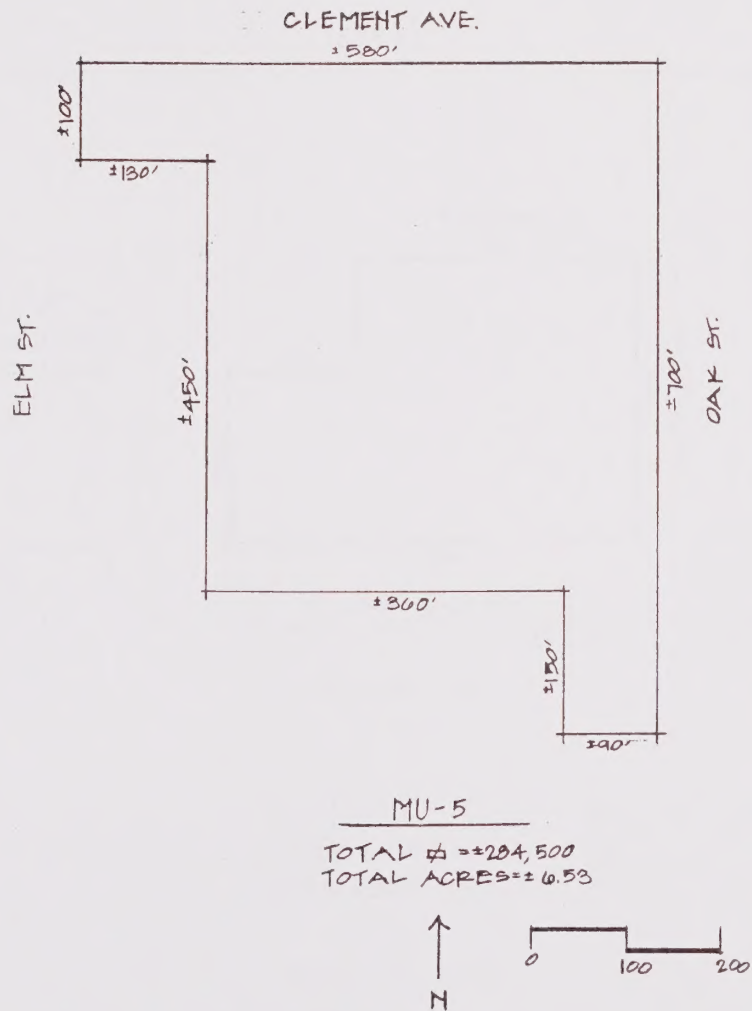


Figure D-xxi
Supplemental Site Layout Map

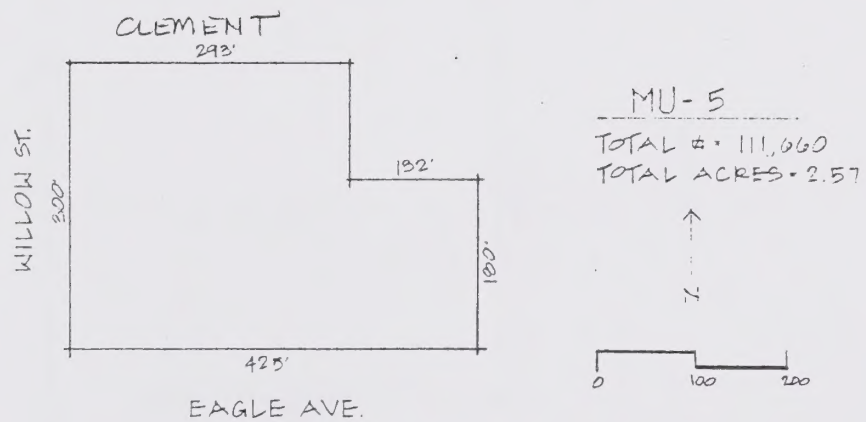
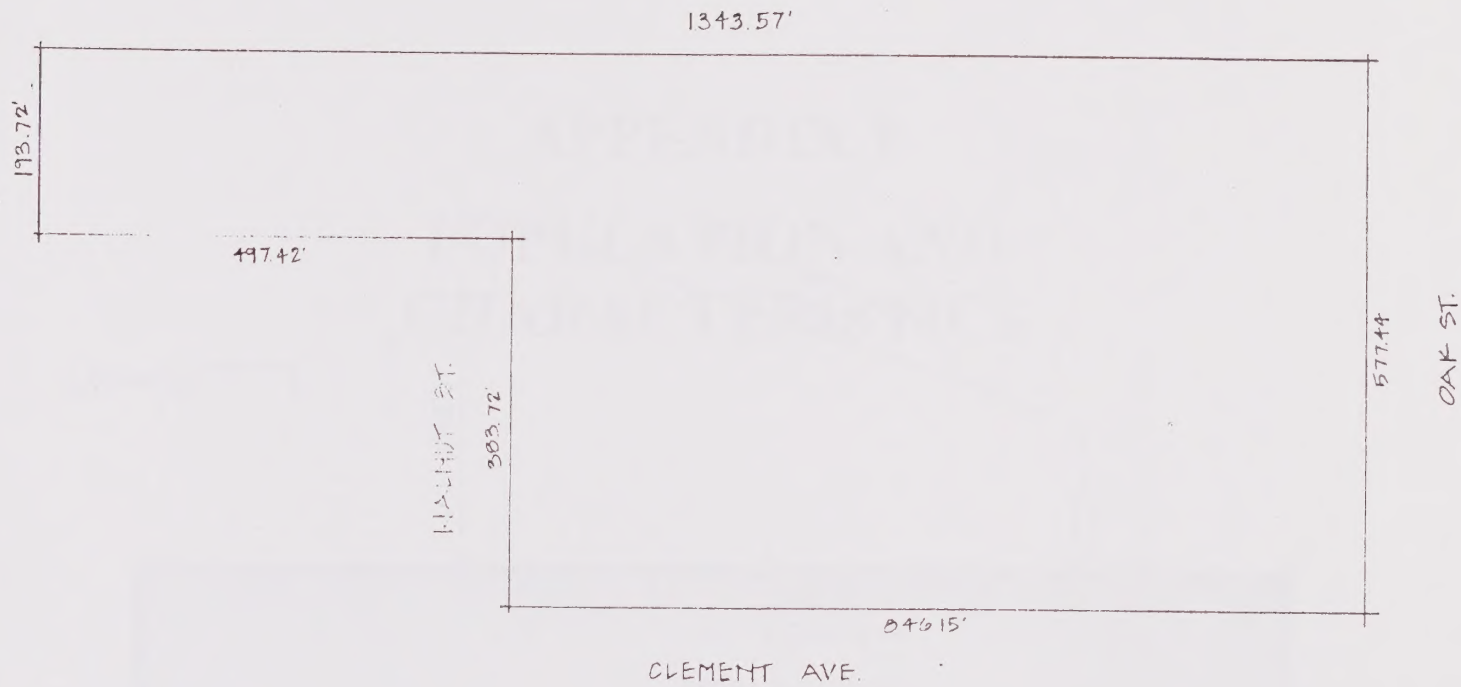


Figure D-xxii
Supplemental Site Layout Map



MU-5
TOTAL $\square$ = 498.174
TOTAL ACRES = 11.44



DUTRA SITE

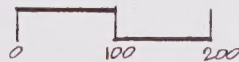
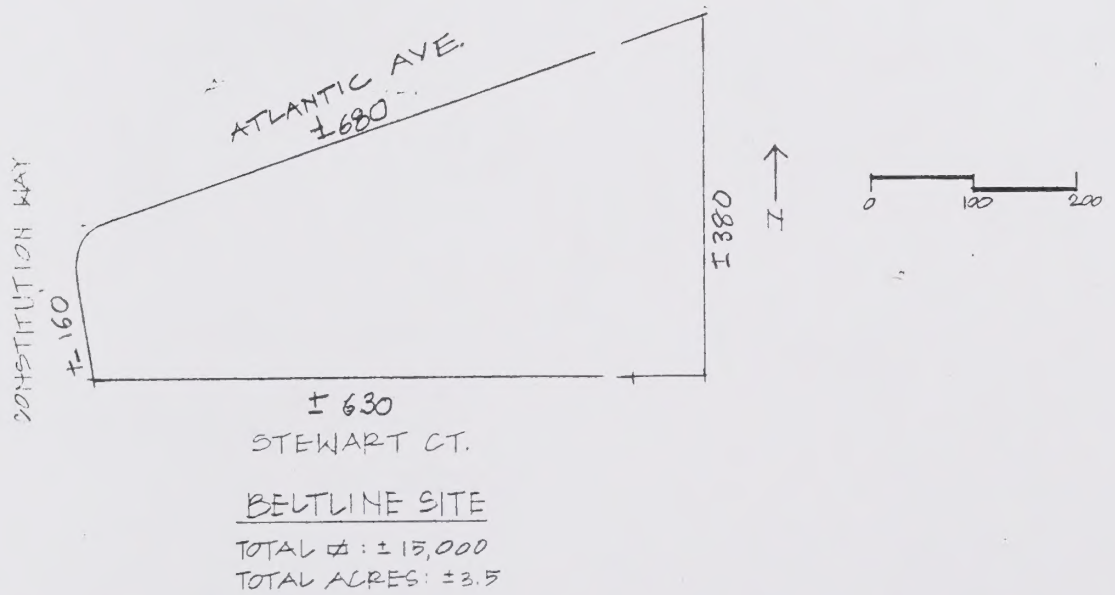


Figure D-xxiii
Supplemental Site Layout Map





Alameda

APPENDIX E POPULATION AND CHARACTERISTICS



APPENDIX E POPULATION AND CHARACTERISTICS

This appendix addresses population characteristics, employment patterns and income levels. The information illustrates how Alameda has grown and changed over time and identifies patterns and trends that serve as the basis for devising the City's housing policies and programs. Projections also are provided to show how the community is expected to change in the next two decades. To provide a regional context, conditions in Alameda are compared with Alameda County. The data has been collected from the 1980, 1990 and 2000 U.S. Census, the California Department of Finance, the Association of Bay Area Governments, National Decision Systems, and a housing needs survey ("housing survey") implemented by the City of Alameda in February 2001. Because only limited data was available from the 2000 U.S. Census at the time of publication, data on current conditions are limited and have been supplemented by the housing survey.

1. Historic Population Growth

a. City of Alameda

According to the 2000 U.S. Census, Alameda's population is 72,259. Over the past three decades Alameda's population has fluctuated considerably. (See Table E-1.) In 1970 Alameda's population was 70,946, but in 1980 the City's population had dropped to 63,852. This is attributable to a reduction in household size and a large reduction in the group quarters (primarily military) population. Several cities in Alameda County, including Alameda, Berkeley, Oakland, and San Leandro, lost population in the 1970s, but Alameda was the only city to have lost population in the 1990s as well. Alameda's fluctuations in population can primarily be explained by changes in the size of its military population.

Alameda's population steadily increased between 1980 and 1994. The City's peak population of 79,291—about 7 percent higher than its population in 2000—was recorded in 1994. In the mid-1990s Alameda's population began dropping due to the closure of the Alameda Naval Air Station (NAS) now called Alameda Point and the Fleet Industrial Supply Center (FISC). Because NAS was the larger of the two facilities and the facility that provided housing, the impact of its closure on April 30, 1997 had a greater impact on Alameda's population than closure of the FISC, which occurred on September 30, 1998. The total population decline associated with these closures is approximately 6,644, the 1995 estimate of the NAS and FISC populations. This figure is based on the 1990 Census data for the two census tracts (4274 and 4275) that comprise NAS and FISC, plus the estimated occupants of the 300 Navy housing units constructed in 1991¹.

¹ US Department of the Navy, *Final EIS for the Disposal and Reuse of NAS Alameda/FISC Alameda*.

City of Alameda -- Housing Element 2001-2006

Table E-1

Historic Population Growth, City of Alameda & Alameda County: 1970-2000

Year	ALAMEDA		ALAMEDA COUNTY	
	Total Population	Percent Change	Total Population	Percent Change
1970	70,946		1,071,104	
1980	63,852	-10.00%	1,105,379	3.20%
1990*	73,979	15.86%	1,276,702	15.50%
1995	78,080	5.54%	1,345,900	5.42%
2000	72,259	-7.46%	1,443,741	7.27%
1970-2000		1.85%		34.79%

*It should be noted that the 1990 population count for the City of Alameda was 76,459, and the total number of households was 29,235. The 1990 Census figure subsequently was adjusted by the Census Bureau to remove from the head count Naval personnel temporarily stationed on a ship in Alameda. While the total population and number of households were adjusted, all other data from the 1990 Census still include the original head count numbers. The revised population figure for 1990 is 73,979, which includes 29,078 households.

Sources: 1970, 1980, 1990 & 2000 US Census ; California Dept. of Finance City/County Population and Housing Estimates, 1990-2000.

Table E-1 shows changes in the City's population between 1990, 1995, and 2000. Population figures shown in the Table are as of January 1 for each year. It shows a significant decline in population in the period between 1995 and 2000. This is primarily the result of the Alameda Naval Air Station closure and the incremental reduction in military households residing in Alameda. State Department of Finance data, which varies from US Census data, provides a more detailed picture of this change. In 1996, the City's population was 78,321. In 1997, this figure had dropped to 76,673, and by 1998 it had fallen to 72,519. By 1999, this decline reversed and the population increased by over 500 persons to 73,086 and by 2000 it had hit approximately 73,713.

City of Alameda -- Housing Element 2001-2006
Table E-2
Population Change, City of Alameda: 1990-2000, and 1995-2000

<i>Population</i>	<i>1990</i>	<i>1995</i>	<i>2000</i>	<i>1990-2000</i>		<i>1995-2000</i>	
				<i>Change</i>	<i>Percent</i>	<i>Change</i>	<i>Percent</i>
Household	68,635	72,818	72,489	3,854	5.62%	-329	-0.45%
Group Quarter	5,344	5,262	1,224	-4,120	-77.10%	-4,038	-76.74%
Total	73,979	78,080	73,713	-266	-0.36%	-4,367	-5.59%

Table E-2 indicates that Alameda's population living in households (as opposed to those living in group quarters) did not experience a decline between 1995 and 2000. However, State Department of Finance, which again varies from US Census data, indicates a sharp decline between 1997 and 1998, from 74,565 to 71,561, before increasing in 1999 to 71,883 and then to 72,489 in 2000. More dramatic were the changes in the City's group-quarters population, which declined by 4,038—almost 77 percent—between 1995 and 2000. Some of the population loss caused by the NAS/FISC closures has been offset by the arrival of Coast Guard personnel and their families, who currently occupy 582 housing units at the former NAS. Coast Guard personnel are not military employees.

b. Alameda County

In contrast to the 1.9 percent increase in City population between 1970 and 2000, the County population grew at the much faster rate of 35 percent, with a total population increase of 383,198. The County's 2000 population of 1,454,302 makes it the second most populous county in the Bay Area, behind Santa Clara County. The most populous city in the County is Oakland, with an estimated population in 2000 of 402,104 according to the California Department of Finance City and County Population and Housing Estimates.

Like most counties in the Bay Area, Alameda County experienced particularly rapid population growth during the 1980s, and the City of Alameda's population also expanded rapidly during this period. Since 1990, however, population growth has been concentrated primarily in the eastern portions of the County where large tracts of land are available for development. The urbanized western cities of the County, including Alameda, have experienced less population growth, zero growth, and even declines.

2. Population Projections

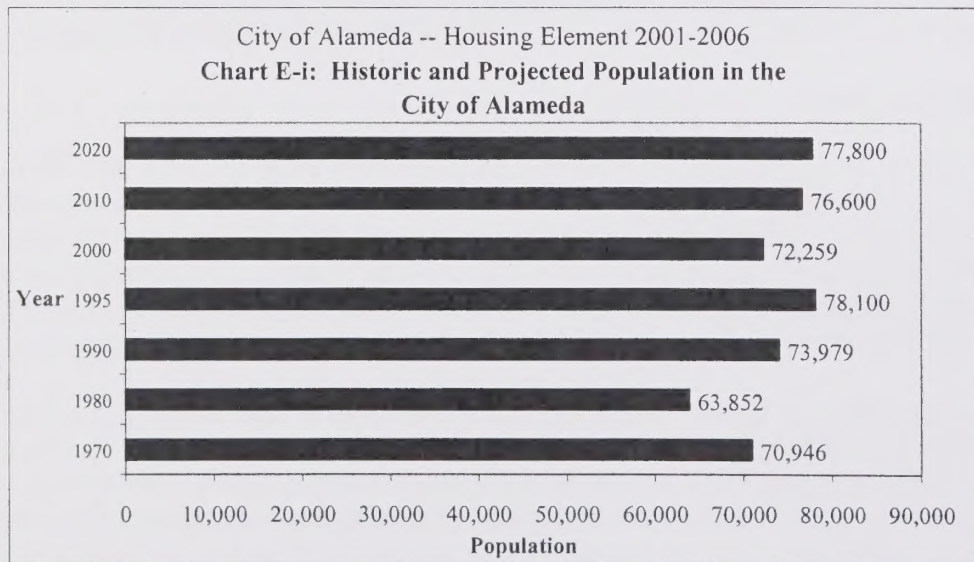
a. City of Alameda

The Association of Bay Area Governments (ABAG) projects moderate growth in the City's population— 7.7 percent, or 5,541 residents—between 2000 and 2020. In fact, the ABAG projected 2020 population of 77,800 for Alameda would be about 1,491 less than

the City's population in 1994, the peak population year. Table E-3 shows population for the City of Alameda and Alameda County for 1994, 2000 and ABAG's 2020 projections. ABAG's population projections for Alameda also are depicted in Chart E-i.

City of Alameda -- Housing Element 2001-2006
Table E-3
Population Projections, City of Alameda & Alameda County: 1994-2020

<i>Year</i>	<i>Alameda</i>	<i>Alameda County</i>
1994 (Yr. of Peak Alameda Population)	79,291	1,338,421
2000	72,259	1,443,741
2020 ABAG Projection	77,800	1,671,700
Change 1994-1999	-7,032	105,320
Percent	-8.9%	7.9%
Change 2000-2020	5,541	227,959
Percent	7.7%	15.8%



Sources: 1970, 1980, 1990 and 2000 US Census, ABAG Projections 2000

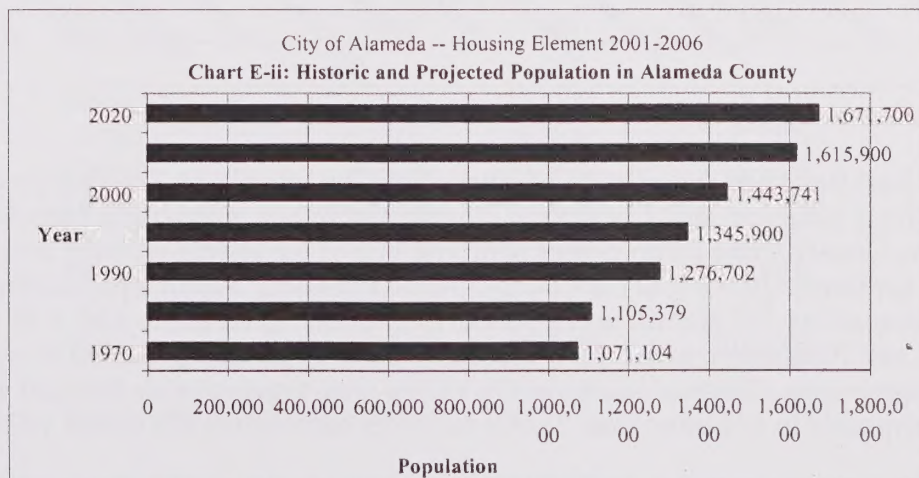
ABAG projects that the number of people living in households will continue to increase through 2020 as that population replaces the group quarters population that once occupied Alameda Point and the FISC. Most population growth is expected to take place between 2000-2010. ABAG projects that the City's 2000-2010 population growth rate will be more than twice as fast as the 2010-2020 rate.

Alameda's projected population increase will result largely from residential development in industrial areas and former military installations. New housing development is planned at Alameda Point and on the Northern Waterfront in redevelopment areas. The ratio of persons per household will not play a significant role in population growth because, according to ABAG projections, the ratio is not expected to change significantly over the next two decades. The 2000 Census indicated that Alameda had 2.35 persons per household. That figure will drop only slightly to 2.44 in 2005 and hold through 2020. In 1980, the ratio of persons per household stood at 2.28, and in 1990 the figure was 2.36 persons per household.

Despite ABAG's projections regarding persons per household, anecdotal evidence suggests that recent homebuyers have smaller households. For example, Kaufman & Broad's recent California Heritage Bay project at the Island Auto Movie site unexpectedly attracted households with fewer children. It is likely that two different forces are at play. While high housing costs and limited housing construction encourage the formation of larger households, the strong economy also encourages some higher income households to buy more spacious homes.

b. Alameda County

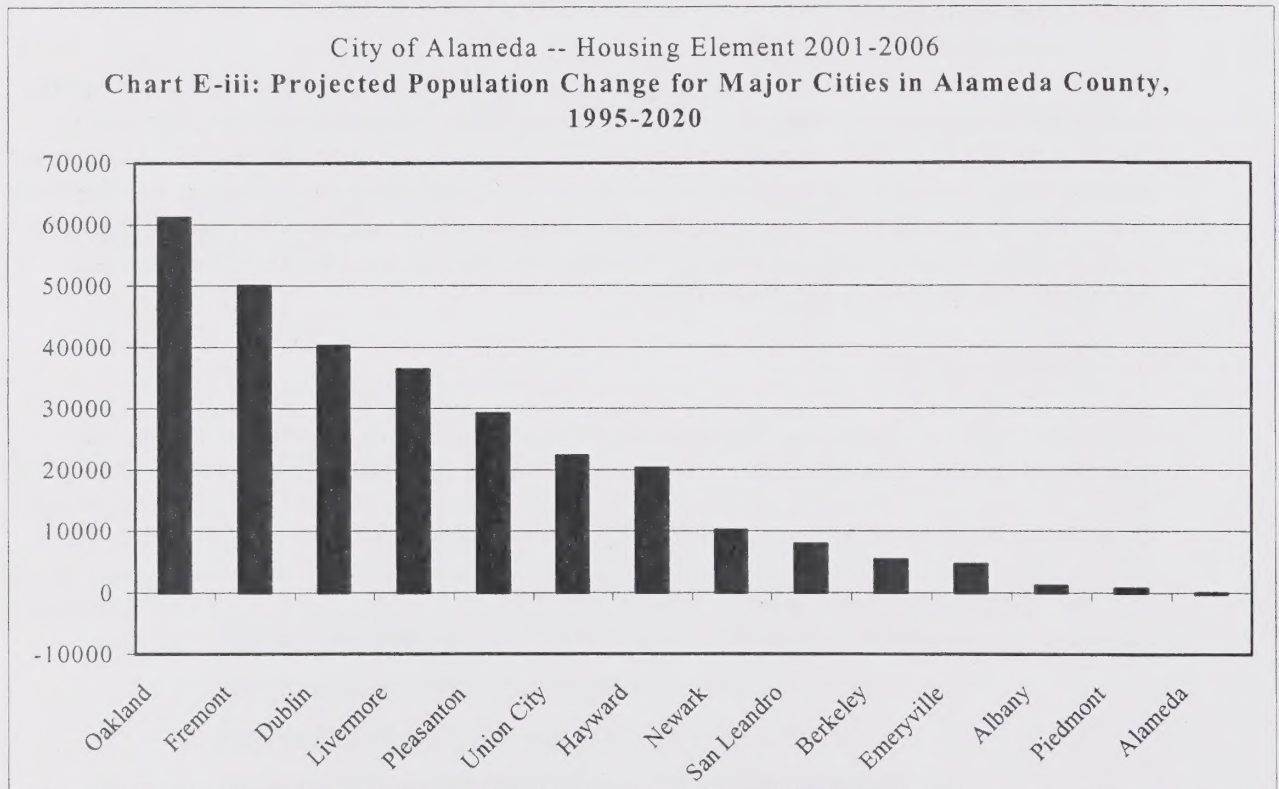
Unlike the City of Alameda, Alameda County is projected to experience significant population growth through 2020. Alameda County's historical and projected total population through 2020 is summarized in Chart E-ii. ABAG expects the County population to grow by 24 percent between 1995 and 2020, reaching over 1.67 million residents in 2020. This growth rate is comparable to the 25.7 percent growth rate experienced by the County in the period between 1970 and 1995. In 2020, Alameda County will still be the second most populated county in the Bay Area, behind only Santa Clara County.



Sources: 1970, 1980, 1990 and 2000 US Census, ABAG Projections 2000

Projected population changes of Alameda County's major cities are shown in Chart A-iii. Alameda County, which lies between the San Francisco Bay on the west and the Central

Valley on the east, is divided into two distinct geographic areas. The western half contains the cities of the East Bay, running from Albany and Berkeley in the north to Fremont and Union City in the south. This strip of urbanization extends north into Contra Costa County and south into Santa Clara County. This area, which is almost entirely built out, is expected to have little population growth overall.



Source: ABAG Projections 2000

The East Bay Hills separate the bayshore from the urbanizing Tri-Valley communities of Dublin, Pleasanton, and Livermore. Together with San Ramon and Danville in Contra Costa County, these communities comprise one of the fastest-growing areas in the region, and the fastest growing in the County. ABAG projects Dublin's population to increase by as much as 152 percent in the period 1995-2020. Livermore, with a 56 percent growth rate, and Pleasanton, with a 50 percent growth rate, are also projected to experience strong growth. These cities in the Tri-Valley area, together with Fremont and Oakland, are expected to add more than 25,000 residents each during the period 1995-2020.

3. Population Characteristics

Census data from 1980 and 1990 indicates that many of Alameda's population characteristics, including the age structure and household composition, did not change during the 1980s. But the

limited 2000 Census data that is available shows that the ethnic/racial makeup of the community changed considerably.

a. Age Structure

Alameda did not experience any significant change in its age structure between 1980-1990. (See Table E-4.) The number of children under the age of 15 remained close to 17 percent while the population over 65 dropped minimally from 12.1 percent to 11.73 percent. Most growth can be seen in the age category 35-54 which jumped from 22 percent of the population in 1980 to 27.32 percent of the population in 1990. Between 1990-1999, however, the number of persons under 15 years of age had fallen 4 percentage points to 13 percent, according to a 1999 estimate by National Decision Systems. This drop in the number of young people is explained by the departure of military families from Alameda during this time period, since typically military personnel have larger families with young children. National Decision Systems data also bears out the fact that Alameda's senior population does not seem to be growing significantly. This is likely due to the fact that Alameda has few assisted senior housing developments, and thus seniors often must leave the community if they need this kind of housing service.

According to the 1990 Census data, Alameda's age breakdown is comparable to Alameda County as a whole. Alameda had a slightly lower percentage of children under 15, and a slightly higher percentage of people 65 or older.

City of Alameda -- Housing Element 2001-2006
Table E-4
Population Age Distribution, City of Alameda: 1990

<i>Age Group</i>	<i>ALAMEDA</i>		<i>ALAMEDA COUNTY</i>
	<i>1980</i>	<i>1990</i>	<i>1990</i>
Under 15	17.00%	17.31%	20.30%
15-19	7.70%	5.10%	6.20%
20-34	30.50%	31.39%	27.90%
35-54	22.00%	27.32%	27.70%
55-64	10.70%	7.15%	7.40%
65+	12.10%	11.73%	10.50%
Total	100.00%	100.00%	100.00%

Sources: 1980 & 1990 U.S. Census

b. Household Composition

In 1990 almost 47 percent of households in Alameda consisted of married couple families, almost half of which had children under 18. In other words, married couple families

with children under 18 represented approximately 21 percent of all households in Alameda. (See Table E-5.) Slightly less than 39 percent of households in Alameda were categorized as “non-family,” which includes single individuals and persons living with roommates. Finally, approximately 14 percent of households in Alameda fall into a category called “other family” in which there is a male or female head of household, with or without children present. These families include single parents and persons living with grandparents or other members of the extended family.

The number of single parents decreased slightly between 1980-1990. A total of 1,724 women, or 5.9 percent of all households, were single mothers in 1990, in contrast to 1,926, or 7.3 percent of all households in 1980. But Alameda’s single fathers increased from 315, or 1.2 percent of all households in 1980, to 455, or 1.56 percent of all households in 1990.

In 1990 there were 2,320 families with five or more people living in the household. That number constitutes 7.9 percent of all Alameda households and 13.2 percent of families. A total of 839 households, or 2.9 percent of all households and 4.8 percent of families, had six or more people living in the household.²

There were no notable differences between the family compositions of the City of Alameda and Alameda County in 1990.

City of Alameda -- Housing Element 2001-2006
Table E-5
Household Composition, City of Alameda: 1990

<i>Household Description</i>	<i>Number</i>	<i>Percent</i>
Married Couple Family	13,718	46.92%
with children under 18	6,143	21.01%
Other Family	4,125	14.11%
Male head of household, no children under 18	568	1.94%
Male head of household with children under 18	455	1.56%
Female head of household, no children under 18	1,378	4.71%
Female head of household with children under 18	1,724	5.90%
Non-Family	11,392	38.97%
Total	29,235	135.12%

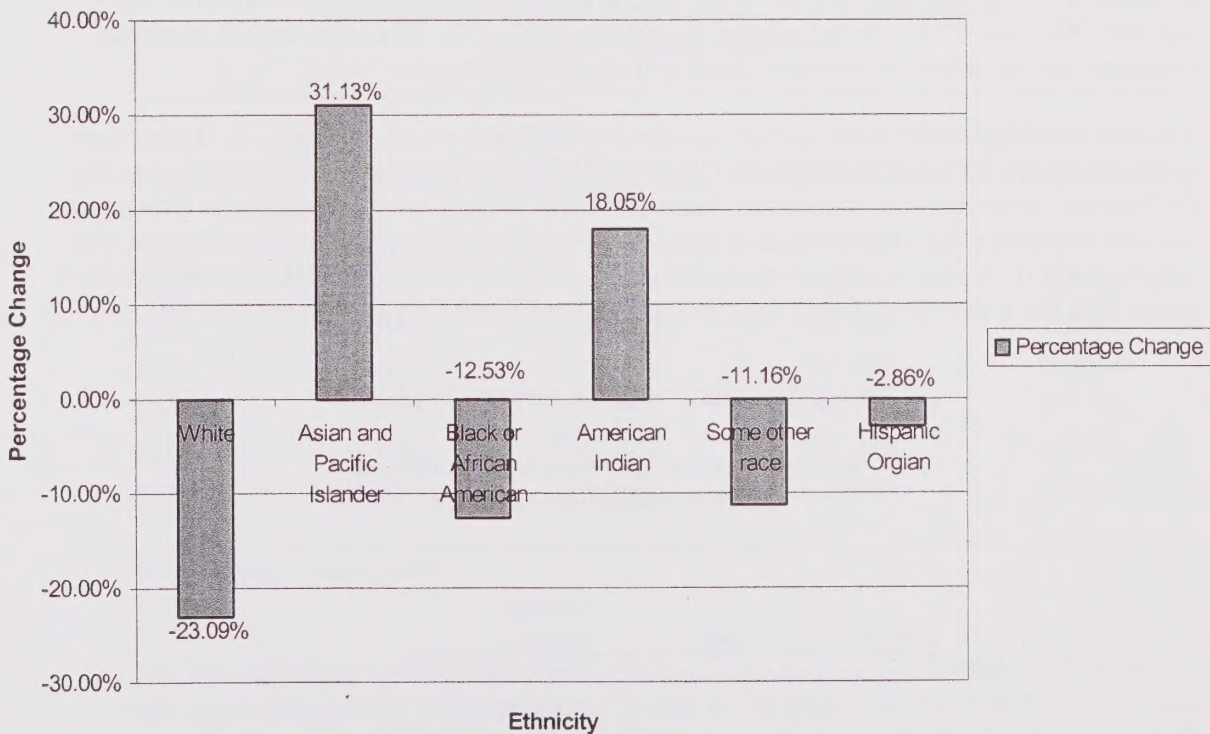
Source: 1990 U.S. Census

² 1990 Census. Family household for three or more persons may include at least one nonfamily member.

c. Ethnicity

Alameda has a very diverse population. In fact, the City is moving closer to becoming a minority-majority population. Data from the 2000 Census show that the Asian population grew dramatically over the past decade. Asians and Pacific Islanders increased by 31 percent in population between 1990 and 2000. The American Indian population also increased, by 18 percent. During the decade, the Black/African American and White populations decreased by 23 and 13 percent respectively. (See Chart E-iv.) In summary, Alameda became more diverse in the 1990's and is expected to continue to become more diverse through the first part of the century.

City of Alameda -- Housing Element 2001-2006
Chart E-iv
Population Change by Ethnicity, City of Alameda: 1990-2000



4. Income and Employment

The strong national and Bay Area economy in the late 1990's and 2000 has lead to increases in income for almost all income groups and record levels of employment. However, the closure of NAS and FISC will impact Alameda-based employment for many years to come.

a. Income

Alameda's median income has steadily increased over the years. In 1989 Alameda's median income was \$38,122. Alameda County's median income in 1989 was \$37,544, and the median income for the Bay Area was \$41,595. Estimates from National Decision Systems indicate that in 1998 Alameda's median income was \$51,625 and in 1999 the median income was \$53,880. According to *ABAG Projections 2000*, the average household income for the City of Alameda in 1995 was \$60,300 and in 2000 was \$65,200.

National Decision Systems estimates that in 1999 approximately 29.1 percent of all Alameda households earned less than \$34,999, 17.5 percent of all households earned between \$35,000 and \$49,999, 35.2 percent of all households earned between \$50,000 and \$99,999, and 18.2 percent earned more than \$100,000. The incomes of Alameda residents are expected to increase steadily through the next few years.

Another reliable indicator of current income levels is generated by the U.S. Department of Housing and Urban Development (HUD). HUD issues income information annually for Primary Metropolitan Statistical Areas (PMSA) to help local jurisdictions determine income eligibility for various federal subsidy programs. This information includes median income levels for various household sizes. Table E-6 provides HUD's median income data for a family of four living in the Oakland PMSA over the past five years.

City of Alameda -- Housing Element 2001-2006

Table E-6
Median Income for 4-Person Household
Oakland PMSA: March 2000

<i>4-Person Household</i>	<i>Median Income</i>
1995	\$55,400
1996	\$58,400
1997	\$60,100
1998	\$63,300
1999	\$65,700
2000	\$67,600

*Source: Department of Housing and Urban
Development, March 2000*

b. Existing and Historical Employment

Just as with population growth, employment history has been turbulent in Alameda over the past decade. Table E-7 shows current and projected jobs for Alameda and Alameda County. Jobs decreased in the 1990's as the result of the NAS and FISC closures. The closure of NAS and FISC resulted in the net loss of an estimated 14,000 jobs between 1990-1998 out of a total of 38,730 jobs in Alameda. This represents a 36 percent reduction in the total jobs in Alameda. In the nine county ABAG region, no other jurisdiction has experienced such a severe job loss. Alameda is not expected to recoup these jobs until sometime between 2010 and 2015.³ Partly as a result of this change in employment, Alameda is now considered a "housing rich" community because it has more than 1.25 houses per job.

City of Alameda -- Housing Element 2001-2006
Table E-7
**Historic and Projected Employment, City of Alameda &
Alameda County: 1990-2020**

Year	ALAMEDA		ALAMEDA COUNTY	
	Total Employment	Percent Change	Total Employment	Percent Change
1990	38,730		644,100	
1995	33,090	-14.56%	645,130	0.16%
2000	24,940	-24.63%	725,790	12.50%
2005	30,420	21.97%	784,460	8.08%
2010	37,880	24.52%	848,300	8.14%
2015	44,880	18.48%	897,300	5.78%
2020	49,320	9.89%	945,340	5.35%

Source: ABAG Projections 2000

The loss of jobs citywide is gradually being counteracted by national and regional economic growth, which is attracting more jobs in the high-tech, software, and business service industries. ABAG projects approximately 49,320 jobs for Alameda in 2020. These projections take into account the closure of NAS and FISC and expected employment from redevelopment of Alameda Point.

³ Association of Bay Area Governments "Projections 2000"

Alameda County, on the other hand, will continue to experience a healthy level of job growth over the next decade. Job growth is expected to continue through 2020, albeit at slower rates as 2020 approaches.

c. Employed Residents

Alameda experienced a decrease in employed residents between 1990 and 2000, primarily as a result of the NAS and FISC closures. Table E-8 and Chart E-v summarize the historical and projected numbers for total employed residents (regardless of what city they work in) as well as the number of overall jobs in the City of Alameda. ABAG projects that the number of employed residents will reach 40,400 by 2020, which is roughly 4,100 less than the 1990 figure. Between 2000 and 2020, the number of employed residents is expected to climb by 5,300.

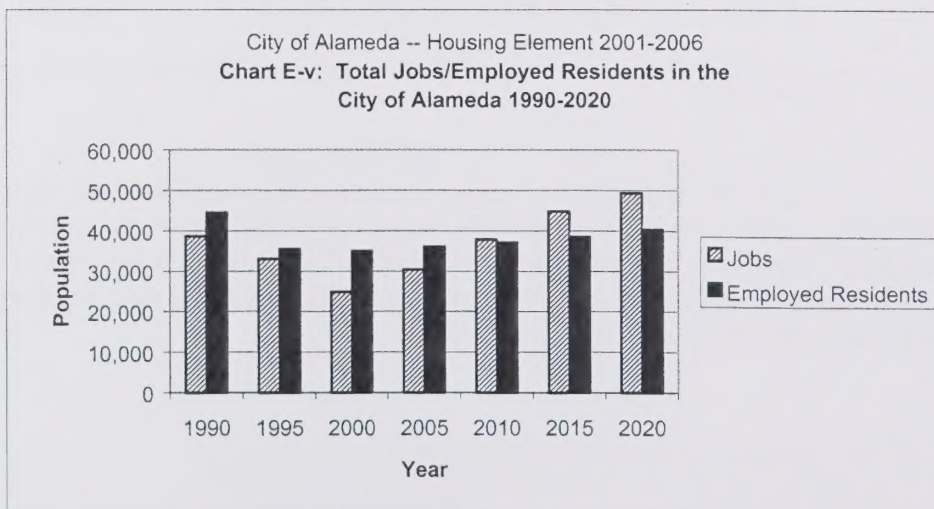
City of Alameda -- Housing Element 2001-2006

Table A-8

Total Jobs/Employed Residents, City of Alameda: 1990-2020

<i>Year</i>	<i>Jobs</i>	<i>Employed Residents</i>
1990	38,730	44,553
1995	33,090	35,600
2000	24,940	35,100
2005	30,420	36,100
2010	37,880	37,200
2015	44,880	38,600
2020	49,320	40,400

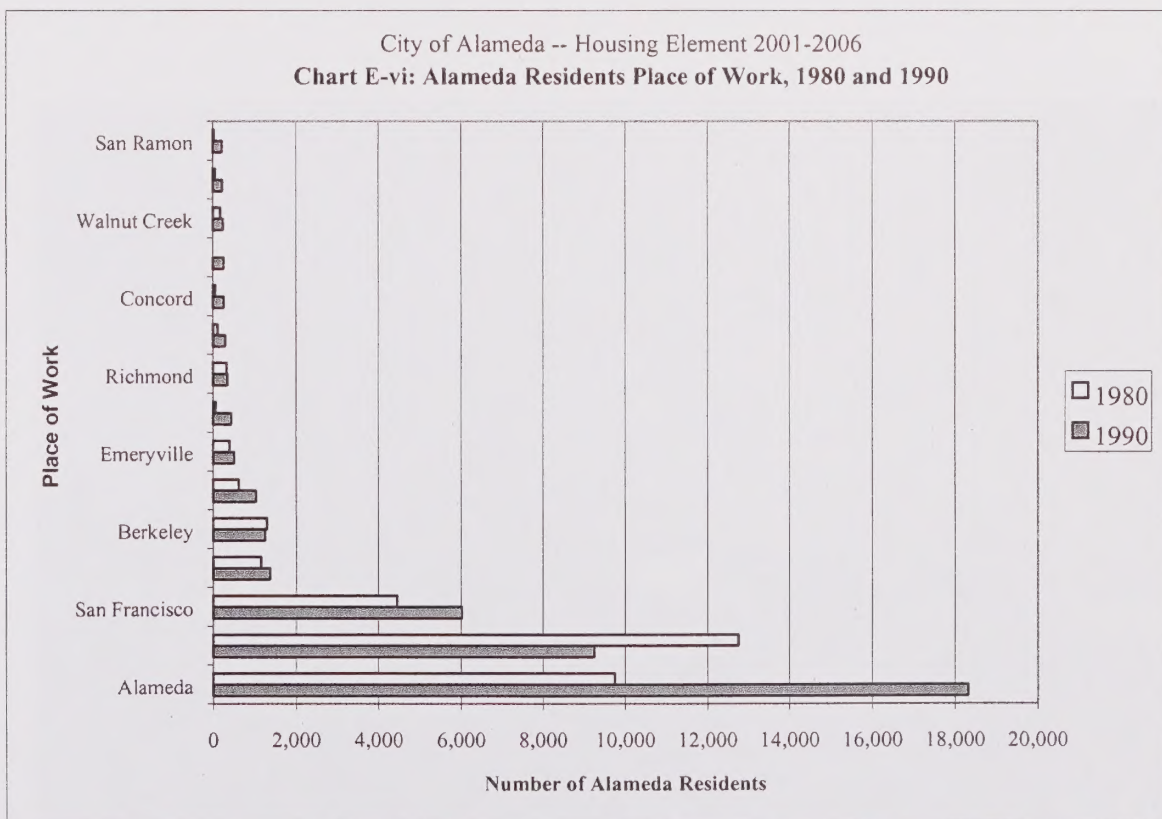
Sources: 1990 US Census; ABAG Projections 2000



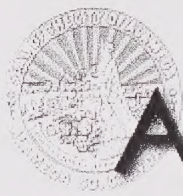
d. Residence and Workplace of Workers

From 1980 to 1990, the number of residents working in Alameda increased from 30.0 to 42.5 percent. The majority of Alameda residents worked in nearby Oakland and San Francisco. Chart E-vi shows the workplaces of Alameda residents. While the number of residents working in Oakland decreased from 39.3 percent in 1980 to 21.4 percent in 1990, the number of residents working in San Francisco rose slightly from 13.7 percent to 14.0 percent. Clearly, as the number of jobs increased in Alameda, more people found opportunities to work within Alameda.

In 1990, of all cities in the County, Alameda had the highest number of jobholders who both lived and worked in Alameda - 42.5 percent. It is possible that this number declined with the closing of NAS and FISC, since military personnel made up a large portion of the people who both lived and worked in the City. However, contrary to expectation, the recent housing survey of Alameda residents revealed that 46 percent of the people who said they are employed indicated that they worked in the City of Alameda.



Sources: 1980 & 1990 US Census



Alameda

APPENDIX F HOUSING STOCK AND CHARACTERISTICS



APPENDIX F

HOUSING STOCK AND CHARACTERISTICS

This chapter describes and analyzes Alameda's housing supply and the local housing market. Analysis of market conditions helps the City determine housing needs and priorities. Characteristics such as age of the housing stock and size of units help illustrate local housing conditions and crowding, while vacancy rates and rents provide information on housing availability and affordability. To provide a broader context, conditions in Alameda are compared with Alameda County. The data have been collected from the 1980 and 1990 U.S. Census¹, the California Department of Finance, the Association of Bay Area Governments, National Decision Systems, and a housing needs survey implemented by the City of Alameda in January 2001. Available data from the 2000 U.S. Census also is used for this analysis.

1. Setting

The City of Alameda is an island located in northern Alameda County in the geographic center of the San Francisco Bay Area. It is located 12 miles east of San Francisco and separated from the City of Oakland by an estuary. The community is well known for its quiet residential neighborhoods, tree-lined streets, and graceful Victorian architecture. Alameda's proximity to San Francisco and Oakland, its location on the water, and the attractiveness of its housing stock and neighborhoods make it a desirable place to live.

Alameda contains 12.4 square miles of land area. Approximately 10.1 square miles of the City are very dense and largely developed, although there are some opportunities for redevelopment in the older industrial areas along the Northern Waterfront. Alameda has the fourth highest residential population density in Alameda County, behind only Oakland, Albany, and Berkeley. (See Table F-1.)

Approximately 2.3 square miles of the island is occupied by former federal installations. The Naval Air Station Alameda (NAS) and the Fleet Industrial Supply Center (FISC) were closed in 1997 and 1998 respectively. Ownership of the FISC has been transferred to the City and the City has entered into an agreement with Catellus Development Corporation to develop the site with approximately 600 market rate and affordable homes, a business park, a school, a park and other open space. Ownership of the NAS, now called Alameda Point, is in the process of being transferred. As the Navy completes environmental cleanup efforts on the former base, parcels of land will be transferred to the City. The entire transfer of Alameda Point is expected to be completed by 2006. In the meantime, only interim uses of property are allowed on land that the City does not own.

¹ It should be noted that the 1990 Census population count for the City of Alameda was 76,459, and the total number of households was 29,235. The 1990 Census figure subsequently was adjusted by the Census Bureau to remove from the head count personnel from a ship that was temporarily stationed at the former Naval base. While the total population and number of households were adjusted, all other data from the 1990 Census still include the original head count numbers. The revised population figure for 1990 is 73,979, which includes 29,078 households. As a result, many of the tables in this section that come from the 1990 Census reflect the original population count of 76,459.

City of Alameda -- Housing Element 2001-2006
Table F-1
Population Density, Cities in Alameda County: 2000

<i>City</i>	<i>Land Area (sq. miles)</i>	<i>Population in 2000</i>	<i>Population per sq. mile</i>	<i>Ordinal rank</i>
Alameda	10.80	72,259	6,691	4
Albany	1.70	16,444	9,673	2
Berkeley	10.46	102,743	9,822	1
Dublin	12.59	29,973	2,381	14
Emeryville	1.22	6,882	5,641	7
Fremont	76.69	203,413	2,652	13
Hayward	44.33	140,030	3,159	9
Livermore	23.92	73,345	3,066	10
Newark	13.97	42,471	3,040	11
Oakland	56.06	399,484	7,126	3
Piedmont	1.69	10,952	6,480	5
Pleasanton	21.67	63,654	2,937	12
San Leandro	13.13	79,452	6,051	6
Union City	19.25	66,869	3,474	8

Source: 2000 U.S. Census

Once the federal-city transfer is completed, the City plans to redevelop Alameda Point. From 1993 to 1996, the City undertook a comprehensive community planning process to determine how to accomplish redevelopment. During this process, the community outlined the following key goals for the successful redevelopment of Alameda Point: to seamlessly integrate Alameda Point with the rest of the City; to foster a vibrant new neighborhood; to maximize waterfront accessibility; to de-emphasize the automobile and make new development compatible with transportation capacity; to ensure economic development; and to create a mixed-use environment. The final plan also called for the provision of diverse housing opportunities to meet the needs of all people including low income households.

With the closure of the NAS and the FISC and the City's forthcoming acquisition of the land, the City of Alameda has a unique opportunity to create new neighborhoods and increase its housing supply. The redevelopment of Alameda Point will have a significant impact on the future of the island community.

2. Housing Characteristics

a. Tenure

In 1996 the Alameda City Council established a policy to increase the homeownership rate in Alameda to 60 percent to more closely reflect the national homeownership rate of 65 percent. According to the 1980 Census, the homeownership rate in Alameda was 41

percent. The 1990 Census shows that rate had increased to 44 percent. It is believed that the percentage of homeowners has increased since 1990. Census 2000 indicates that 48% of households are owner-occupied and 52% renter-occupied.

b. Overcrowding

A crowded housing unit is defined as a unit in which there is more than one person per room, excluding the kitchen and bathrooms. A severely crowded housing unit is one in which there are 1.5 persons per room. According to the 1990 Census 1,857 housing units, or 6.4 percent of the occupied housing stock, were crowded. Of these units, 1,008 were crowded and 849 were severely crowded. There were 388 crowded owner-occupied units, of which 226 were crowded and 162 were severely crowded. There were 1,469 crowded renter-occupied units, of which 782 were crowded and 687 were severely crowded. Seventy-nine percent of the crowded housing units were occupied by renters.

c. Housing Stock Age and Condition

According to the 1990 U.S. Census, Alameda has a total of 32,284 housing units. Between 1989-1999 approximately 2,165 units were added to the housing stock, or an average of 216 units per year. (See Table F-2.) Alameda's housing stock is relatively old. More than one-third of the housing stock was built before 1940, and three-quarters of the stock was built before 1970. The large supply of Victorian homes greatly contributes to the city's attractiveness, but it also may mean that many property owners are faced with higher-than-average maintenance bills.

City of Alameda -- Housing Element 2001-2006

Table F-2
Age of Housing Stock, City of Alameda

<i>Year Built</i>	<i>Number of Units</i>	<i>Percent of Total</i>
1939 or earlier	10,991	34.04%
1940-1949	2,968	9.19%
1950-1959	2,909	9.01%
1960-1969	6,002	18.59%
1970-1979	4,269	13.22%
1980-1988	2,980	9.23%
1989-1999	2,165	6.71%
<i>Total Units</i>	<i>32,284</i>	<i>100.00%</i>

Sources: 1990 Census, City of Alameda Annual Housing Element Reports

In general, Alameda's housing stock is well-maintained. However, almost all neighborhoods contain units that show some degree of deterioration or disrepair. According to the City's February 2001 Housing Survey ("housing survey"), 4 percent of

all survey respondents said they were very unsatisfied with the overall condition of their current housing. In addition, 16 percent of respondents said they had trouble keeping up with house repairs due to cost.

Finally, the City's Building Services Department keeps track of local housing conditions by maintaining a database for recording code enforcement complaints and issues. From January 1998 through December 2000, the City reported 186 cases. Reported conditions ranged from sewage seepage and no heat to collapsing chimneys and leaking roofs. However, Building Services officials acknowledge that the reported cases do not capture all the substandard housing conditions in the City. Officials estimate that less than 5 percent of Alameda's housing stock requires some form of rehabilitation to make it safe and sanitary.

Over the past 10 years the City of Alameda has implemented several programs to assist property owners in maintaining and improving their homes. These programs, which include the Substantial Rehabilitation Program, the Rehabilitation Program, and the Minor Home Repair Program (see Appendix G for more details on these programs), have contributed to the improvement of housing units since 1988.

d. Housing Stock Composition

Alameda has a relatively large percentage of multi-family units. Over half of Alameda's housing stock, or 50.54 percent of all units, are in structures with 2 or more units. (See Table F-3.) A total of 18.2 percent are in structures with 2-4 units (up from 17.3 percent in 1989) and 32.34 percent are in structures with 5 or more units (down from 34.3 percent in 1989).

City of Alameda -- Housing Element 2001-2006
Table F-3
Number and Type of Housing Units, City of Alameda: 1980-2000

	<i>Single family</i>	<i># of units in structures with 2-4 units</i>	<i># of units in structures with 5 or more units</i>	<i>Mobile homes</i>	<i>Total units</i>
1980	12,156	5,063	10,527	56	29,782
1985	13,170	5,217	10,417	56	30,845
1990	14,960	5,429	10,102	29	30,520
1995	15,279	5,787	10,300	19	31,385
2000	15,736	5,797	10,300	19	31,852

Sources: 1980 & 1990 U.S. Census, California Dept. of Finance

Of the 14 Cities in Alameda County, Berkeley (57.29 percent), Emeryville (78.36 percent) and Oakland (52.61 percent) have a higher percentage of multi-family units. Single family units currently represent more than 49 percent of the total housing stock in

Alameda, whereas in 1989 single family units accounted for 48 percent of all housing units.

Table F-4 shows a comparison of the City of Alameda's housing stock in 2000 with other Alameda County cities.

City of Alameda -- Housing Element 2001-2006
Table F-4
Number and Type of Housing Units, Cities in Alameda County: 2000

	Total units	Single family		# units in structures with 2-4 units		# units in structures with 5 or more units		Mobile homes	
		Number	Percent	Number	Percent	Number	Percent	Number	Percent
Alameda	31,852	15,736	49.40%	5,797	18.20%	10,300	32.34%	19	0.06%
Albany	7,493	3,971	53.00%	789	10.53%	2,731	36.45%	2	0.03%
Berkeley	46,285	19,754	42.68%	9,561	20.66%	16,956	36.63%	14	0.03%
Dublin	9,597	6,439	67.09%	206	2.15%	2,921	30.44%	31	0.32%
Emeryville	4,438	956	21.54%	527	11.87%	2,951	66.49%	4	0.09%
Fremont	69,616	48,539	69.72%	2,054	2.95%	18,240	26.20%	783	1.12%
Hayward	44,991	25,316	56.27%	3,108	6.91%	14,281	31.74%	2,286	5.08%
Livermore	26,130	20,626	78.94%	1,001	3.83%	4,017	15.37%	486	1.86%
Newark	13,152	10,380	78.92%	653	4.97%	2,104	16.00%	15	0.11%
Oakland	155,676	73,567	47.26%	29,271	18.80%	52,637	33.81%	201	0.13%
Piedmont	3,866	3,770	97.52%	51	1.32%	44	1.14%	1	0.03%
Pleasanton	23,678	18,218	76.94%	1,068	4.51%	3,970	16.77%	422	1.78%
San Leandro	31,272	20,591	65.84%	1,935	6.19%	7,879	25.20%	867	2.77%
Union City	19,042	14,258	74.88%	1,092	5.73%	2,753	14.46%	939	4.93%

Source: California Department of Finance City/County Population and Housing Estimates, Jan. 2000

Another distinguishing characteristic of Alameda's housing stock is that the City has several marinas with "liveaboard" boats which are considered living units. Up to 10 percent of berths at commercial marinas are permitted to have liveaboards, pursuant to both Bay Conservation and Development Commission (BCDC) regulations and the City of Alameda Zoning Ordinance. Barnhill Marina harbors 41 houseboats, Grand Avenue Marina has 37 liveaboard permits, Fortman Basin Yacht Harbor (formerly Alameda Yacht Harbor) has 49 liveaboard permits, Mariner Square has 2 liveaboards, and Marina Village has 67.

e. Housing Unit Size

Between 1980-1990 the average size of Alameda's housing units increased. In 1980, 32.2 percent of the housing stock consisted of units with three or more bedrooms. In 1990 that number had increased to almost 37 percent. (See Table F-5.) In the meantime, the number of studio and one-bedroom units dropped from 30 percent of the housing stock to 26.4 percent of the stock. This indicates that in recent years developers have chosen to build larger units. Since studios and one-bedroom units are more common in rental housing, this information reveals that less rental housing is being built.

City of Alameda -- Housing Element 2001-2006

Table F-5**Number of Bedrooms per Unit, City of Alameda: 1990**

<i>Number of Rooms Per Housing Unit</i>	<i>Number of Units</i>	<i>Percent of Total</i>
Studio	1,691	5.54%
One bedroom	6,363	20.85%
Two bedrooms	11,191	36.67%
Three bedrooms	7,761	25.43%
Four bedrooms	2,880	9.44%
Five or more bedrooms	634	2.08%
Total units	30,520	100.00%

*Source: 1990 U.S. Census*f. Vacancy Rate

The housing unit vacancy rate provides a useful indicator of the balance between housing supply and demand. As a rule of thumb, a 4.5 percent vacancy rate represents a healthy balance between supply and demand in a housing market. When there is a high vacancy rate, people searching for housing have more housing options and may be able to obtain lower rents. With a low vacancy rate, people selling or renting housing are able to raise prices and/or selectively choose their tenants. A low vacancy rate can lead to overcrowding and unsafe and unsanitary living conditions because lower income households have fewer options and are unable to find suitable and affordable living arrangements. Low income households, including people on a fixed income, large families with children, and households with special housing needs are most likely to be negatively impacted by low vacancy rates. In addition, when there is high consumer demand for a limited housing supply, discrimination is more likely to occur.

Data shows that housing vacancy rates in Alameda increased in the 1990s as a result of the NAS and FISC closures. However, both anecdotal evidence and experience indicate

that Alameda's vacancy rate in the late 1990s dropped dramatically as a result of the booming Bay Area economy and the higher demand for housing.

California Department of Finance figures indicate that in 1990, Alameda's vacancy rate was 4.7 percent. In 1996, the housing vacancy rate reached slightly more than 5 percent. Although this decreased to slightly less than 5 percent in 1997, by 1998 the vacancy rate had soared to almost 7.5 percent. In 1999 it increased again very slightly to 7.57 percent. This increase reflected vacancy of 982 housing units at Alameda Point in 1999. At this time, these units of housing were not on the market and are not available for rent or ownership. If these units at Alameda Point are factored out, the City's vacancy rate becomes 4.24 percent. This vacancy rate seems to more accurately reflect the tight housing market experienced in the entire Bay Area, illustrated in Table F-6, which shows that almost all of the cities in Alameda County are experiencing very low vacancy rates.

City of Alameda -- Housing Element 2001-2006

Table F-6

Vacancy Rates, Local Jurisdictions: Jan. 2000

<i>Jurisdiction</i>	<i>Percent Vacant Units</i>
Alameda	4.24%*
Albany	3.70%
Berkeley	4.99%
Dublin	2.75%
Emeryville	11.38%
Fremont	3.53%
Hayward	4.97%
Livermore	3.94%
Newark	2.20%
Oakland	6.70%
Piedmont	2.41%
Pleasanton	4.51%
San Leandro	3.51%
Union City	3.44%
<i>Alameda County Total</i>	<i>5.01%</i>

* California Department of Finance vacancy rate estimate is 7.19%. This figure includes 982 units of former Navy housing that are not on the market or available for rent.

Source: California Department of Finance, Official State Estimates, Jan. 2000

3. Housing Cost, Affordability and Overpayment

The City of Alameda is situated in the heart of the San Francisco Bay Area, a region well known for its very high cost housing market. Affordable housing is in short supply throughout Alameda County and the need for affordable housing is great. In the past three years this situation has been exacerbated by the healthy Bay Area economy. The need for affordable housing is especially acute among extremely low income renters.

a. Burden

In most housing markets lenders as well as the federal government traditionally have considered 30 percent of income spent on housing to be “affordable.” In the Bay Area’s inflated housing market, 35 percent of income spent on housing is the acceptable threshold for affordability. In 1990, 26 percent of the City’s households paid more than 35 percent of their income on housing. Almost one out of every three renter households paid more than 35 percent of their income on housing and one out of five owners paid more than 35 percent on housing. Given that prices in the housing market have increased significantly in the past three years, it is likely that the number of households paying more than 35 percent of their income for housing has increased. The housing survey supports that conclusion. A total of 44 percent of all survey respondents said they spend more than one-third of their income on housing costs, and 26 percent reported that they spend more than half their income on housing. The burden appears to be worse for renter households. Of the renter households surveyed, 62 percent said they spend more than one-third of their income on housing, and 40 percent said they spend more than half their income on housing.

As revealed in Table F-7, low and very low income households suffer from burden the most. A total of 64 percent of households earning less than \$20,000 in 1989 paid more than 35 percent of their income on housing. When households must spend more than 35 percent of their income on housing, it often comes at the expense of other necessities.

City of Alameda -- Housing Element 2001-2006
Table F-7
Overpayment for Housing, Households Paying More than 35% of Income:
City of Alameda, 1990

<i>Income</i>	<i>Renters</i>		<i>Owners</i>		<i>Total</i>	
	<i>Number</i>	<i>Percent</i>	<i>Number</i>	<i>Percent</i>	<i>Number</i>	<i>Percent</i>
<\$10,000						
Total households	1,627		569		2,196	8.26%
Paying 35%+	1,123	69.02%	285	50.09%	1,408	64.12%
\$10,000-\$19,999						
Total households	2,697		818		3,515	13.22%
Paying 35%+	2,083	77.23%	171	20.90%	2,254	64.13%
\$20,000-\$34,999						
Total households	4,967		1,571		6,538	24.58%
Paying 35%+	1,322	26.62%	412	26.23%	1,734	26.52%
\$35,000-\$49,999						
Total households	3,500		1,777		5,277	19.84%
Paying 35%+	188	5.37%	526	29.60%	714	13.53%
\$50,000 or more						
Total households	2,835		6,237		9,072	34.11%
Paying 35%+	4	0.14%	828	13.28%	832	9.17%
TOTAL HOUSEHOLDS	15,626	58.75%	10,972	41.25%	26,598	100.00%
PAYING 35%+	4,720	30.21%	2,222	20.25%	6,942	26.10%

Source: 1990 Census

b. HUD Income Limits

The U.S. Department of Housing and Urban Development (HUD) sets income limits for various size households to determine eligibility for the Section 8 Rental Assistance Program. Table F-8 shows the income guidelines used by the Alameda Housing Authority to qualify households for the rent voucher program. To qualify for Section 8 rental assistance, households must be either very low income (50 percent of median income) or extremely low income (30 percent of median income). In 2000, there were 5,364 families on the waiting list for Housing Authority programs, although not all have applied for Section 8 vouchers. A total of 1,457 households receive vouchers.

City of Alameda -- Housing Element 2001-2006

Table F-8

Income Limits for Various Size Households, Oakland PMSA: Effective April 6, 2001

<i>Household Size</i>	<i>Poverty Level</i>	<i>Very-Low 50% of median</i>	<i>60% of median</i>	<i>Low 80% of median</i>	<i>Median</i>	<i>Moderate 120% of median</i>
1	\$8,590	\$25,050	\$30,050	\$37,700	\$50,100	\$60,150
2	\$11,610	\$28,650	\$34,350	\$43,050	\$57,300	\$68,700
3	\$14,630	\$32,200	\$38,650	\$48,450	\$64,450	\$77,300
4	\$17,650	\$35,800	\$42,950	\$53,850	\$71,600	\$85,900
5	\$20,670	\$338,650	\$46,400	\$58,150	\$77,350	\$92,750
6	\$23,690	\$41,550	\$49,800	\$62,450	\$83,050	\$99,650
7	\$26,710	\$44,400	\$53,250	\$66,750	\$88,800	\$106,500
8	\$29,730	\$47,250	\$56,700	\$71,050	\$94,500	\$113,400

Sources: Poverty levels from the Dept. of Health and Human Services, listed in the Federal Register, 2/16/2001
 Very Low and low levels provided by the U.S. Dept. of Housing and Urban Development, 4/6/2001
 60% median level is calculated based on HUD's formula for household sizes
 Median and moderate levels from the California Dept. of Housing and Community Development, 4/2001

The City of Alameda Housing Authority owns or manages 575 units of public housing for low income households, many of which are rented to households that receive Section 8 assistance. Approximately 9.8 percent of all households in Alameda receive some form of public support for housing.

c. Home Prices and Rent

In 1989 the median home value in Alameda was \$269,300. In 1999 National Decision Systems estimated Alameda's median home value to be \$364,421. This represents an increase of more than 35 percent in 10 years. Information from the California Association of Realtors also shows large increases in monthly home sales prices over the past several years. For example, the median price of all homes sold in Alameda for the month of October 1999 was \$303,500. That figure hit \$398,500 in October 2000. In November 1999 the median home price in the City was \$361,000 and in November 2000 that median price reached \$410,000.

A San Francisco Chronicle article that appeared on February 18, 2001 cited resale prices of actual residences in the Bay Area from Coldwell Banker Residential Real Estate,

Northern California Operations. According to that data, a typical 2 bedroom/2 bathroom condominium in Alameda sold for \$200,000 in July 2000. The same type of condominium sold for \$240,000 in January 2001. This represents a 20 percent increase in price in six months. According to the Home Values data, a typical 3 bedroom/2 bathroom single-family home in Alameda sold for \$495,000 in July 2000 and sold for \$540,000 in January 2001, representing a 9.1 percent increase in sales price over six months.

The trend of rapidly increasing housing prices can be seen throughout Alameda County and the Bay Area. Table F-9 lists median home values for various jurisdictions in the region during the third quarter of 1999 and 2000, all of which show large increases in values.

City of Alameda -- Housing Element 2001-2006
Table F-9
Median Home Prices, Alameda County: 3rd Quarter 1999 & 2000

Jurisdiction	Median Home Price		Percent Change
	July-Sept. 1999	July-Sept. 2000	
Alameda	\$328,750	\$383,500	16.65%
Albany	\$303,000	\$360,000	18.81%
Berkeley	\$372,000	\$423,750	13.91%
Dublin	\$295,500	\$351,250	18.87%
Emeryville	\$135,000	\$255,000	88.89%
Fremont	\$310,000	\$416,000	34.19%
Hayward	\$220,000	\$270,000	22.73%
Livermore	\$269,000	\$329,000	22.30%
Newark	\$272,000	\$355,000	30.51%
Oakland	\$200,000	\$241,000	20.50%
Piedmont	\$544,000	\$800,000	47.06%
Pleasanton	\$395,000	\$482,250	22.09%
San Leandro	\$215,500	\$269,000	24.83%
Union City	\$275,000	\$361,000	31.27%

Source: California Association of Realtors

Rents also have risen over the past decade. Table F-10 shows average rents for various size units based on the 1990 Census, the housing survey conducted by the City of Alameda in February 2001, and research from local newspaper rental listings. For comparison, the table also shows "fair market rents" (FMRs) which are set by HUD to establish rental subsidy limits for Section 8 housing voucher recipients. (The FMRs are supposed to reflect rents for similar housing units in the uncontrolled rental market. Under the Section 8 program, Section 8 recipients may rent units that cost more than the FMR, but the subsidy will only cover up to the amount of the FMR.)

A comparison of newspaper and housing survey rents with 1989 rent shows a large increase in rents over the decade. Additionally, the data shows that recently vacated units, which are represented by the newspaper survey, are rising sharply. However a comparison of rents for recently vacated units with rents reported in the housing survey (which represents people who already have housing) shows that established renters are not experiencing housing costs as high as persons who recently rented or currently are looking for housing in the tight housing market. Finally, it should be noted that the fair market rent for Section 8 recipients is much lower than the rent for recently vacated units. Many Section 8 voucher recipients have trouble finding adequate housing because market rents are much higher than the voucher subsidy.

City of Alameda -- Housing Element 2001-2006

Table F-10

Average Rent, City of Alameda: 1989, 2001

<i>Unit Type</i>	<i>1989 Rents</i> (1990 US Census)	<i>2001 Rents</i> (phone survey)	<i>2001 Rents</i> (newspaper survey)	<i>Fair Market Rents</i> (HUD)
Studio	\$530	\$537	\$819	\$718
One bedroom	\$590	\$904	\$1,064	\$869
Two bedroom	\$728	\$977	\$1,401	\$1,090
Three bedroom	\$839-\$967	\$1,006	\$1,963	\$1,494

Source: 1990 U.S. Census, City of Alameda Housing Survey (Feb. 2001), The Alameda Journal (Oct. 1999- Mar. 2001), HUD

Increasing rent burden is the most important issue for many households. According to the housing survey, 12 percent of all persons surveyed indicated they had experienced two or more rent increases in the past year. In the past four years there also has been a significant increase in the number of rent review cases put before the City's Rent Review Advisory Committee (RRAC). The RRAC is comprised of citizen members appointed by the City Council to mediate rent disputes between tenants and landlords. In the early to mid-1990s, the RRAC saw very few cases regarding tenant/landlord rent disputes, due to the relatively stable and even depressed rental market. However, the number of cases began to increase, and by 1997 the RRAC's caseload had increased substantially. In 1998 the RRAC handled 25 cases (cases equal one building, not necessarily one unit), in 1999 it reviewed 26 cases and in 2000 it handled 46 cases. While the cases themselves may not be representative of the entire rental market, because presumably they are the worst occurring in the area, the trend of annual increases in the number of cases requiring RRAC mediation points to a tightening of the rental market.

d. Home Ownership Affordability

As housing prices rise in the Bay Area, home ownership becomes more elusive for many households, even those earning above moderate incomes. Table F-11 illustrates various scenarios to show how much a household could afford to pay for a home given certain income levels. A general rule of thumb is that a household can afford to buy a home valued at approximately three times its annual total household income. As noted earlier,

a household that has to pay more than 35 percent of its income toward housing is considered "burdened" with excessive housing costs. Paying more than one-third of household income for housing usually means that a household is cutting back on other necessities such as health care or utilities. The calculations on Table F-11 assume that the household can afford a 10 percent down payment.

City of Alameda -- Housing Element 2001-2006
Table F-11
Ownership Affordability, Oakland PMSA: 2000

<i>Household</i>	<i>Income</i>	<i>Price @ 3 x Income</i>	<i>Down Payment</i>	<i>Mortgage</i>
Two People				
50% Median	\$27,050	\$81,150	\$8,115	\$73,035
80% Median	\$40,150	\$120,450	\$12,045	\$108,405
100% Median	\$54,100	\$162,300	\$16,230	\$146,070
120% Median	\$64,900	\$194,700	\$19,470	\$175,230
Four People				
50% Median	\$33,800	\$101,400	\$10,140	\$91,260
80% Median	\$50,200	\$150,600	\$15,060	\$135,540
100% Median	\$67,600	\$202,800	\$20,280	\$182,520
120% Median	\$81,100	\$243,300	\$24,330	\$218,970

Median price of a home in Alameda for the month of November 2000 was \$410,000.

Source: Derived from income limits set by HUD for Section 8 rental assistance program.

As shown in the Table F-11, a 4-person household earning \$81,100 annually (120 percent of area median income) could afford to purchase a home valued at \$243,300. However, as noted above, the median house value in Alameda in 1999 was \$364,421.

Homeownership is becoming increasingly difficult for all but the wealthiest of households. In fact, according to the California Association of Realtors, only 18 percent of all Alameda County households could afford the median priced home in the area in the month of October 2000.

e. Rental Affordability

With the recent increase in rents in the Bay Area, affordable housing has become much harder for lower and moderate income households to find. According to the City's February 2001 housing survey, rent for a one-bedroom unit has increased approximately 53 percent since 1989 and rent for a two-bedroom unit has increased 34 percent. However, if 1989 rents are compared to rents of recently vacated units as advertised in

the newspaper, over the past decade rent for a studio has increased 55 percent, rent for a one-bedroom unit has increased 80 percent, rent for a two-bedroom unit has increased 93 percent, and rent for a three-bedroom unit has increased by at least 102 percent. A 4-person household must earn \$67,600 annually to afford a recently vacated three-bedroom unit. (Calculation assumes a household should pay no more than 35 percent of total income for rent.)

Table F-12 shows rental affordability. The table illustrates various scenarios to show how much a household could afford to pay for rent given certain income levels. Housing costs should not exceed 35 percent of total household income.

City of Alameda -- Housing Element 2001-2006

Table F-12
Rental Affordability, Oakland PMSA: 2000

<i>Household</i>	<i>Income</i>	<i>Monthly rent at 35% income</i>	<i>Unit type</i>
Two Persons			
50% Median	\$27,050	\$789	1-2BR
80% Median	\$40,150	\$1,171	1-2BR
100% Median	\$54,100	\$1,578	1-2BR
120% Median	\$64,900	\$1,893	1-2BR
Four Persons			
50% Median	\$33,800	\$986	2-3BR
80% Median	\$50,200	\$1,464	2-3BR
100% Median	\$67,600	\$1,972	2-3BR
120% Median	\$81,100	\$2,365	2-3BR

Source: Derived from income limits set by HUD for Section 8 rental assistance program.

The data shows that for many households, rental affordability is not a problem, but for a smaller number of households, rental affordability is a very serious concern. According to the City's February 2001 housing survey, 62 percent of renters who responded to the survey said they pay more than one-third of their income on rent, while 40 percent of that group said they spend more than 50 percent of their income on rent. (Only 30 percent of homeowners said they spend more than one-third of their income on their mortgage, and of that group only 14 percent said they spend half their income on their mortgage.) In addition, 76 percent of renter respondents said that they were "very concerned" with housing costs versus 37 percent of homeowner respondents. Additionally 66 percent of renter respondents said they were very concerned about the availability of housing and 63 percent said they were very concerned about finding housing that meets their needs. (See Chart IV-B for a bar chart of housing affordability in the City of Alameda.)

Affordability, particularly for renters, is a real concern for many Alamedans. In the City's housing survey, 59 percent of all renters surveyed said they were concerned that housing costs may force them to leave Alameda. The survey also revealed that half of the respondents thought that they were likely or somewhat likely to move in the next few years. For those who were likely to move, cost was their highest priority when looking for a new place to live.

f. Condominium Conversions

Condominium conversions in Alameda peaked in 1979; only three units have been converted since 1983. The City's Condominium Conversion Ordinance sets a rental/ownership ratio which limits conversions if the percentage of rental units drops below 40 percent of the total available housing stock. Developers have shied away from condominium conversions in recent years due to liability issues, difficulty in finding comparable accommodations for displaced tenants, and anticipated difficulty in navigating the City's condominium conversion process.

g. Fair Housing and Fair Lending Practices

Eden Council for Hope and Opportunity (ECHO Housing), a local fair housing advocacy organization, reports that in recent years it has received increased numbers of fair housing complaints which charge discrimination based on race, ethnicity, family composition and size. Sentinel Fair Housing, a fair housing counseling organization serving Alameda, Albany, Emeryville, Oakland and Piedmont, has had the same experience. A review of complaints received by ECHO Housing, Sentinel Fair Housing, and Housing Rights Inc. and audits of these agencies indicates that issues of discrimination have been consistently identified in complaints.

Despite increased knowledge of fair housing law and continued community efforts, discrimination continues to exist. Discrimination also has become much subtler. In tight housing markets, investigating complaints is harder due to the rapid speed in which vacancies are filled and the hesitancy of tenants to complain due to fear of losing their housing. It also gives the property owners the ability to pick and choose among prospective tenants, which may lead to increased illegal discrimination.

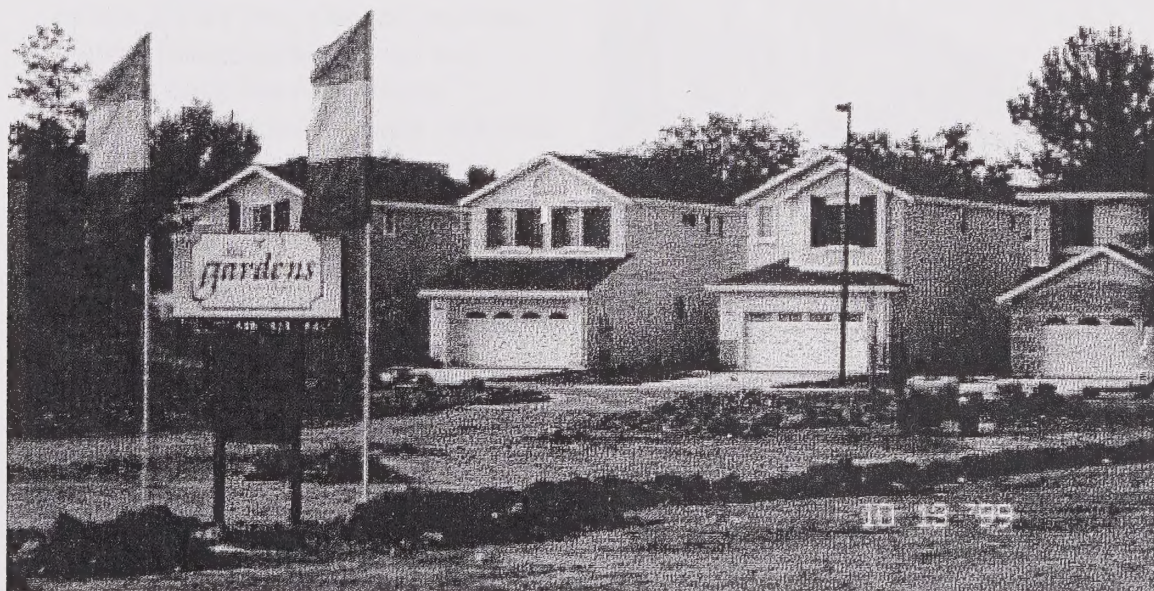
The City of Alameda provides funding to Sentinel Fair Housing to offer services to reduce housing discrimination. The services include housing counseling to tenants and property owners on their rights and responsibilities, mediating tenant/property owner disputes, investigating complaints about housing discrimination, and training realtors and property owners on fair housing laws.



Alameda

APPENDIX G

CURRENT AND NEW HOUSING PROGRAMS AND PROJECTS



APPENDIX G

CURRENT AND NEW HOUSING PROGRAMS AND PROJECTS

The City of Alameda has a wide-range of housing programs and activities that are administered by the Development Services Department, Planning and Building Department, and the Housing Authority. Programs and projects have been developed to respond to the community's housing needs and to mitigate existing affordable housing constraints. The City also provides support for housing projects spearheaded by private and nonprofit housing developers to increase the supply of affordable housing in Alameda.

1. Current Housing Programs

Housing programs range from new construction projects to publicly-funded rental assistance programs. Following is a summary of the City of Alameda's current housing programs, the responsible agency, and an explanation of the funding resources for the program or project.

a. Rental Assistance Programs

i. *Section 8 Housing Choice Voucher Program:* The Housing Authority administers the Section 8 Housing Choice Voucher Program, which provides rent vouchers to 1,632 low income households in Alameda. The vouchers can be used in the private market. The subsidy offsets the cost of housing so that households pay no more than 40 percent of their income for rent. Funding for this program comes from the US Department of Housing and Urban Development (HUD).

ii. *Subsidized Housing:* The Alameda Housing Authority owns and manages a total of 578 housing units that are rented to very low, low and moderate income households. It owns ten housing complexes and seven condominiums, and manages two other complexes that are owned by a nonprofit corporation. Many of these units are rented to Section 8 recipients. Funding for these housing units and management activities come from HUD, rent revenues and other federal and State grants. Some projects all assisted through local services such as redevelopment 20 percent set-aside and Housing Authority General Fund.



b. Housing Rehabilitation Programs

i. *Housing Rehabilitation Program:* The Housing Rehabilitation Program helps low and moderate income homeowners repair and improve their homes by providing low-

interest loans of up to \$50,000. Borrowers also can receive technical advice and assistance in choosing and monitoring contractors. Deferred loan repayment options are available as part of this effort to maintain and improve the condition of Alameda's housing stock. The program receives its funding from the City's Community Development Block Grant (CDBG) fund.

ii. Rental Rehabilitation Program: The Rental Rehabilitation Program provides low-interest loans of up to \$24,000 per unit to landlords rehabilitating rental housing occupied by low and moderate income tenants. Since 1985, more than 300 existing rental units have been preserved and improved under the program.

iii. Substantial Rehabilitation Program: The Substantial Rehabilitation Program provides below market-rate loans to property owners to create new rental units within the existing footprint of their homes. A Preliminary Design Services grant helps owners resolve planning, historic preservation and design issues before proceeding with the rehabilitation project. In exchange for the loans, owners must rent the new units to Section 8 voucher holders for 15 years. Since the inception of the program in 1981, more than 115 units have been created.

iv. Minor Home Repair Program: The Minor Home Repair Program provides grants for up to \$1,000 and zero-interest loans for up to \$5,000 to low and moderate income homeowners for emergency repairs of structural and non-structural systems, including roofs, plumbing and heating repairs, and replacement of broken windows or doors.

v. Self-Help in Rehabilitation: The Self-Help in Rehabilitation Program promotes self-help techniques to reduce rehabilitation costs. This program also may soon include City provision of technical assistance concerning permit processing, preparation of financing applications, and owner management of the rehabilitation work.

vi. State and Federal Rehabilitation Financing Program: The City currently administers funds from the Rental Rehabilitation grant, California Disaster Assistance (CAL-DAP), California Housing Rehabilitation (CHRP-O) funds, and the HUD Lead Control Grant Administration.

c. First-Time Homebuyer Programs

i. Down Payment Assistance Program: Established in early 1998, this program is designed for Alameda homebuyers who qualify for a conventional mortgage but do not have enough cash for the downpayment and closing costs. The program provides a City-sponsored, low-interest loan to help with these costs. The program was funded with \$212,000 from the Affordable Housing Unit/Fee Fund and \$180,000 from the Business & Waterfront Improvement Project Low and Moderate Income Housing Fund. The program is available to eligible homebuyers who are purchasing a home for the first time or who have not owned a home in the past three years. Eligibility is based on income limits provided by HUD, adjusted by household size. Priority for participation is given to homebuyers who currently live or work in Alameda. Once a home is purchased with the

aid of City funds, the owners must make the home their principal residence and may not rent the property to others.

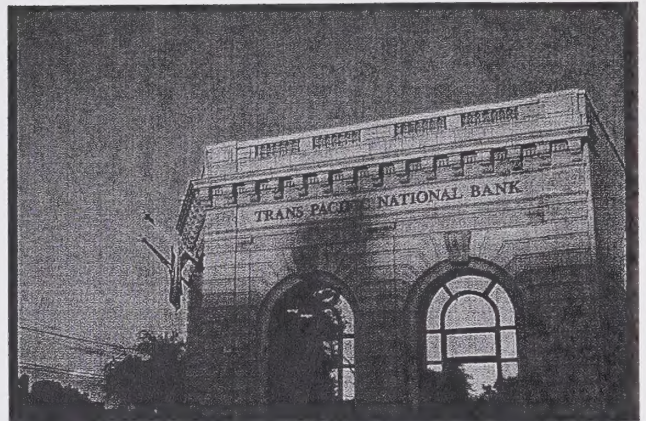
Under the terms of the program, borrowers receive up to \$10,000 at a five percent simple interest rate with payments deferred and no interest accruing for the first five years. The borrower starts to repay the loan in year six and finishes in year 30. The loan becomes due before year 30 if the property is sold, transferred, or refinanced for a larger first mortgage amount, or converted to income property. The borrower and primary bank lender determine how much of the loan should be applied to the downpayment and how much should cover closing costs.

ii. Community Assisted Shared Appreciation (CASA) Program: Also established in early 1998, the CASA program provides homebuyers with a combination of public and private funds in exchange for the borrower agreeing to share the home's appreciation value with the lending bank. The CASA program, administered by Northbay Ecumenical Homes (NEH), is available to eligible homebuyers with priority given to those who have not owned a home within the past three years and those who currently live or work in Alameda. Income eligibility is based on income limits provided HUD, adjusted by household size. This program is funded by federal HOME funds in the amount of \$680,000 and \$180,000 of Business and the Waterfront Improvement Project Low and Moderate Income Housing Funds.

Following is a typical scenario of how the program works. Three loans are put in place. The borrower is required to put at least a three percent down payment on the property and qualify for a conventional first mortgage through the City's bank partner, currently First Republic Bank. The City and its bank partner then provide second and third mortgages totaling up to \$47,000 to help in the purchase of the home. Payments on these second and third mortgages are deferred for 15 years or until sale or transfer of the property, whichever comes first. The deferred second and third mortgages reduce the amount of the first mortgage, thereby lowering the homebuyers' monthly mortgage payments. When the home is sold, homeowners receive the original amount of their downpayment plus a minimum of 40 percent of the property's appreciation value. The remaining appreciation is shared by NEH, the City, and the Bank.

iii. Alameda County Mortgage Credit Certificate Program: The Mortgage Credit Certificate (MCC) Program is a federal program that helps first-time homebuyers qualify for mortgage loans. MCCs give homebuyers a "dollar for dollar" tax credit against federal income taxes up to 15 percent of annual mortgage interest. By effectively reducing monthly mortgage payments, the program gives homebuyers greater ability to qualify for and support a mortgage loan. Program participants are subject to limits on maximum household income and maximum home purchase price. If the home buyers' tax liability is lower than their available MCC tax credit, they can carry forward the unused tax credit for three additional years.

The MCC program for the City of Alameda is administered by the Alameda County Housing and Community Development Department. The County has administered the MCC program since 1989, assisting home buyers in traditionally high-cost housing markets throughout Alameda County. Since 1994, eighty-four households have been assisted through the MCC program in the City of Alameda. From July 1, 1999, through June 30, 2000, five Alameda households were assisted through the Alameda County MCC Program. The total amount of all five-mortgage loans equaled \$752,400.



d. Redevelopment Housing Programs

i. *Inclusionary Housing:* The City of Alameda has three redevelopment areas: the Alameda Point Improvement Project (APIP) area; the Business and Waterfront Improvement Project (BWIP) area; and the West End Community Improvement Project (WECIP) area. State law requires housing developers in redevelopment project areas to make 15 percent of their units affordable to very low, low and moderate income buyers in order to meet the Inclusionary Housing Requirement. Occasionally the City permits the developer to pay an “in-lieu” fee for affordable units to subsidize the development of the affordable units by another developer. These fees, along with funds from the 20 percent set-aside for affordable housing, are used to build additional affordable units in the redevelopment areas.

e. Renters' Programs

i. *Rent Review Advisory Committee (RRAC):* Since 1979, the Rent Review Advisory Committee has heard complaints concerning rent increases and made recommendations to tenants, owners and the City Council regarding rental housing in Alameda. The committee is appointed by the City Council and serves an advisory role. Since its inception, the committee has successfully mediated more than 225 cases of rent increases, obtaining commitments from property owners to rescind, roll back or otherwise restructure disputed rental increases. In recent years, the RRAC has had an increase in the number of complaints of large rent increases and multiple rent increases within a year. CDBG funds support the RRAC.

ii. *Sentinel Fair Housing:* The City of Alameda is committed to affirmatively furthering fair housing. Sentinel Fair Housing is contracted by the City to counsel tenants and landlords on their rights and responsibilities, mediate property owner/tenant disputes, and investigate complaints of housing discrimination.

f. Health and Safety Programs

i. *Lead-Based Paint Hazard Reduction Grants:* These grants are designed to reduce lead hazards in housing units occupied by or available to low and moderate income families with young children. The program funding is made available through a HUD grant awarded to the City through its membership in the Alameda County Lead Poisoning Prevention Program. Eligibility for lead-based paint hazard reduction grants are based on the following guidelines:

- Residential properties must have been constructed prior to 1978.
- The unit must be occupied by or available to families with a child under the age of six.
- Owner/Occupant must have low to moderate income.

Grant recipients may receive:

- Free Lead-Based Paint Risk Assessment;
- Up to \$4,400 per unit in Lead Hazard Reduction Grant money;
- Coordination of lead-based paint and housing rehabilitation work;
- Free clearance testing of the unit upon completion of construction work.

ii. *Alameda County Lead Poisoning Prevention Program:* The City of Alameda is a member of the Alameda County Lead Poisoning Prevention Program. This Joint Powers Agency is partially funded by a \$10/per unit assessment on residential units constructed before 1978. The program provides information and technical assistance to prevent lead poisoning and reduce residential lead hazards such as lead-based paint, soil and dust. People of all income levels are eligible for free lead paint test kits, environmental testing, abatement planning, and referrals for blood lead screening.

iii. *Partners in Neighborhood Pride:* Partners in Neighborhood Pride is a City-sponsored collaboration with owners and managers of rental housing to promote safe, healthy and attractive apartment neighborhoods. A reference guide details resources for owners to cut costs, decrease vandalism, and increase resident satisfaction.

iv. *Family Violence Law Center:* The Family Violence Law Center places victims of domestic violence in safe houses through its emergency information and referral hotline. The Center is contracted by the City to provide legal counseling and accompany victims to court to secure restraining orders. The Center receives a grant from the City's CDBG funds.

g. Homeless Services Programs

i. *ACCESS:* The ACCESS Program (Alameda Continuum of Community Emergency and Social Services) provides services to help Alamedans manage their household budgets and remain affordably housed. ACCESS offers short-term assistance to help low

and moderate income households pay for utility bills, rent, emergency food and baby supplies. ACCESS also provides budget counseling, access to childcare vouchers, and referrals to other social services. The program is operated by the Red Cross with City CDBG funding.

ii. *Midway Shelter*: The Midway Shelter is the only emergency homeless shelter in Alameda. Operated by the organization, Building Futures with Women and Children, and owned by the Alameda Homeless Network, Midway Shelter provides temporary emergency shelter and meals to women and children. The 24 beds are assigned on a first-come, first-served basis. Support groups, children's programs, job and housing placement, and other case management services are a core part of the program.

h. Other Housing Programs

i. *Affordable Housing Unit/Fee*: The City administers this program which imposes fees on new construction, expansion and change of use of non-residential properties. These requirements can be satisfied either with the provision of housing units affordable to low and moderate income households, or by the payment of an in-lieu fee. Revenue from this program is used to subsidize the development of very low and low income housing.

ii. *Amnesty Program*: The City's Amnesty Program enables property owners to legalize units that were undocumented if the property owner brings the units up to current health and safety codes.

iii. *Conservation of At-Risk Units*: In 2000, the Housing Authority provided a long-term deferred loan of \$240,000 to the new purchaser of Playa Del Alameda to preserve affordable rents for 55 years in this 40-family unit Section 8 project. There are no more Section 8 or other federally subsidized housing projects in Alameda at risk of converting to market rate rents. The Housing Authority funded the Playa Del Alameda loan through its General Fund.

iv. *Guyton v. City of Alameda*: As the result of a settlement of a lawsuit directed at conserving affordable housing, the City must direct all its dedicated affordable housing funds (AHUF, 20 percent Set-Aside) to families whose incomes do not exceed 80 percent of the area median.

v. *Housing Authority*: In addition to administering the Section 8 Rental Voucher Program and owning and managing housing projects, the Housing Authority also provides funding through its Development Fund to create and preserve affordable units in the City of Alameda. In recent years, the Housing Authority has provided the funding to purchase land for two projects. The land was developed using the Land Trust Model which ensures affordability in perpetuity. The projects, located at 1129 Regent Street and 2201 Santa Clara Avenue, resulted in six new homeownership units.

vi. *Monitor Affordable Housing Units*: City staff keeps track of housing units that have affordability covenants to ensure that property owners honor their obligation to keep the units affordable.

2. New and Future Housing Programs and Projects

- a. Housing-Jobs Linkage Scholarship Program (Responsible Agency: Alameda Development Services Department)

The Housing-Jobs Linkages Scholarship program provides rental assistance to low income families working towards increasing their long-term earning potential and housing stability through education and training. Recipients are eligible to receive up to 12 months of rental subsidies and assistance to access other supportive services while they are enrolled in intensive courses, training or apprenticeship programs. The program is operated through the Alameda One-Stop Career Center. Money for this program comes from a grant from the City's HOME fund.

- b. First-Time Homebuyer Workshops (Responsible Agency: Alameda Development Services Department)

The City of Alameda has sponsored seven homebuyer workshops since January 2000 for first-time homebuyers. The workshops are presented by the Home Buyer Assistance Center, a nonprofit homeownership assistance organization in Oakland. The workshops are open to the general public. Topics covered in these workshops include an overview of the home buying process, credit and budgeting, qualifying for a loan, the City's DPA and CASA programs, loan application and preapproval process, selecting a home, the role of the real estate agent, home maintenance, and foreclosure prevention. At the end of the six-hour workshop, participants receive a certificate of completion which is required in order to qualify for the DPA programs. These workshops are funded by the City's Affordable Housing Unit/ Fee.

- c. FISC Redevelopment (Responsible Agency: Alameda Development Services Department)

The area known as the Fleet Industrial Supply Center (FISC) will be redeveloped into a thriving neighborhood that integrates into the fabric of the City. The new FISC Redevelopment project by Catellus Development Corporation will include up to 600 housing units, including 147 designated affordable units; a 1.3 million square foot business park; a four-acre neighborhood park; a school; and 11 acres of open space along the waterfront. This development will be the first large-scale mixed-use project developed in the city since the Marina Village project was approved in 1984.

- d. Settlement Agreement with Renewed HOPE (Responsible Agency: Alameda Development Services Department)

The City has entered into a Settlement Agreement with Renewed HOPE, a local advocacy organization, that 25 percent of all housing developed at Alameda Point will be affordable to very low, low and moderate income owners and renters. The agreement

also commits the City to develop 60 units of rental and ownership housing on a three-acre site on the FISC property.

e. Alameda Point Collaborative Housing (Responsible agency: Alameda Point Collaborative/Alameda Development Services Department)

The Alameda Redevelopment and Reuse Authority (ARRA) entered into an agreement with the Alameda Point Collaborative to provide long-term leases for 200 units of transitional and permanent housing for formerly homeless families. This commitment for the homeless at Alameda Point represents the largest single commitment of resources to meet the growing needs of the homeless in Alameda County's history. A Memorandum of Understanding between the Collaborative and City provides \$1.8 million for rehabilitation of 58 of these units, \$3.6 million for associated infrastructure costs, and a commitment to build an additional 39 affordable family units on a 2.5 acre site within the proposed East Housing development. The following entities are responsible for managing and operating these units:

- i. UA Housing - 45 permanent units at Spirit of Hope I & II
- ii. Resources for Community Development (RCD) - 32 permanent and transitional units at Miramar and Mariposa
- iii. Dignity Housing West - 30 permanent and transitional units at Alameda Point
- iv. United Indian Nations - 12 transitional units at Unity Village
- v. Operation Dignity - 28 transitional units at Dignity Commons
- vi. San Leandro Shelter for Women and Children - 53 transitional units

Funding for these projects comes from a variety of sources, including the redevelopment area 20 percent set-aside tax increment set-aside, in-lieu fees, and HOME funds, Affordable Housing Unit/Fee funds and a variety of federal, State, and private lender programs.



f. New Senior Housing Project (Responsible Agency: Alameda Development Services Department)

The City purchased an affordable covenant for 30 very low income units using \$310,000 of Business & Waterfront Improvement Project (BWIP) funds. It is proposed that the entire building be rehabilitated into a 210 units of SRO and rental units for seniors, as part of the Alameda Point initial redevelopment effort.

g. Teachers/Classified Employee Homeownership Program (Responsible Agency: Alameda Unified School District/Alameda Development Services Department)

Like most cities in the Bay Area, affordable housing for public education workers is a critical community concern. The proposed program will utilize Alameda dedicated housing funds in conjunction with a 20 percent set-aside Set Aside “pass-through” fund to develop housing for employees of the Alameda Unified School District.

h. Alameda Development Corporation (Responsible Agency: Alameda Development Services Department)

The Alameda Development Corporation (ADC) is a new nonprofit housing development corporation formed to help implement Alameda housing policies, to partner with other developers, to work with the city in seeking out development opportunities and leveraging dedicated housing funds. In March of 2000, the ADC announced its first project, 626 Buena Vista. The ADC has purchased a 19,000 square foot parcel occupied by a car wash, ADC, and is developing nine residential units affordable to low and moderate income households.

i. Implementation Program for the Alameda Economic Development Strategic Plan (Responsible Agency: Alameda Development Services and Planning and Building Departments)

This plan provides a comprehensive economic development strategy for the City as well as detailing proposed specific housing programs and policies. For example, these include:

- i. Implement permit streamlining and one stop permit processing.
- ii. Increase the variety of units/lots/density within new projects through the entitlement process to serve different household sizes and incomes.
- iii. Revise the condo conversion ordinance to make conversions easier in order to provide workforce housing.
- iv. Identify affordable housing sites for development.
- v. Develop a housing trust fund to assist families that are not eligible for existing City programs.
- vi. Address special needs housing.
- vii. Implement a mixed income, mixed rental/ownership housing project with ownership units priced between \$130,000 and \$220,000.
- viii. Build capacity of a local housing nonprofit, the Alameda Development Corporation, so it can develop affordable more housing projects.
- ix. Initiate the first work/live project.
- x. Extend and revise the “Amnesty Program” Ordinance and consider an affordability requirement.
- xi. Consider strategies for strengthening the Rent Review Advisory Committee.



Alameda

APPENDIX H

ALAMEDA POINT COLLABORATIVE LIST OF HOUSING PROJECTS



APPENDIX H

City of Alameda -- Housing Element 2001-2006 Alameda Point Collaborative Housing Chart

Developer	Project name	Unit Type	Description	Number of Units	Total units
United Indian Nations (UIN)	Unity Village	CPO*	Transitional	1	12
		2 br CPO	Transitional	3	
		4 br/2 ba apartment	Transitional	4	
		3 br/2 ba apartment	Transitional	4	
Resources for Community Development (RCD)			permanent housing for people with AIDS		32
	Miramar	2 br CPO		12	
	Mariposa	3-4 br apartment	Transitional	20	
UA Housing	Spirit of Hope I		permanent, three units will be designated for people with AIDS		45
		2 br CPO		11	
		3-4 br apartment		12	
	Spirit of Hope II		permanent, some units will be designated for people with		
		2 br CPO		4	
	3-4 br apartment	18			
Dignity Housing West	Alameda Point Housing				30
			permanent	8	
			Transitional	22	
Operation Dignity	Dignity Commons	3-4 br apartment	Transitional - SRO style	12	28
			Transitional - Family	16	
San Leandro Shelter for Women and children	Betsy Coleman	SRO Studio**	Transitional	39	53
		2 br apartment	Transitional	14	
TOTAL					200
BOQ - Very Low Income Covenant					30
Operation Dignity	East Housing				39
TOTAL					269

*CPO - Chief Petty Officer - a distinctive single-family unit which provided housing for CPO families.

**SRO - Single Room Occupancy (e.g., a residential room without a kitchen).



Alameda

APPENDIX I NEIGHBORHOOD DESCRIPTIONS



APPENDIX I NEIGHBORHOOD DESCRIPTIONS

Alameda is a diverse and vibrant city. The neighborhoods throughout the City reflect both the history and the character of the island community. Alameda is made up of 11 neighborhoods, all of which have their own distinct character. The following neighborhood profiles provide a description of the various neighborhoods, with specific information provided about the housing stock, affordable housing developments and other distinguishing characteristics. Details about the neighborhood's demographic character come from 1990 Census tract information.

1. Northside

Census tract 4272

The Northside is one of the oldest residential areas in the City. A great deal of the housing stock, consisting primarily of cottages and bungalows, was built before the 1940's and more than 90 percent of the stock was built before 1970. Traffic from industrial uses impacts the residential neighborhoods tremendously. Although Constitution Way was constructed in recent years to minimize the impact of large trucks on residential streets, Buena Vista Avenue and Lincoln Avenue still experience heavy traffic, which also affects the side streets. Midway Shelter is located in the Northside neighborhood. This area is fully built out, however, redevelopment opportunities exist along the waterfront if industrial uses transition to residential.

2. Northern Waterfront/Marina Village

Census tract 4273

The Northern Waterfront is an area in transition. Sections of the neighborhood feature new housing and modern office and retail complexes. In other areas, heavy industrial uses are slowly transitioning to lighter industrial, office, work/live and new housing. Slightly more than half the housing units in the area were built before 1940. To guide future redevelopment in the area, the City has undertaken a planning process to develop a Northern Waterfront Specific Plan.

The neighborhood has experienced significant changes over the past decade. During the early-1990's a total of 178 attached "duette" single-family housing units were built in a development called Marina Village. Six of the units were sold to low and moderate income households. In 1990, Independence Plaza opened with 186 units. Managed by the Alameda Housing Authority, Independence Plaza provides affordable and market rate housing for senior citizens. A total of 128 units are rented to low and moderate income households. In 1999, Kaufman and Broad built California Heritage Bay on a former drive-in movie theater site. The project features 106 single-family homes.

A large new Kaufman & Broad housing development called Marina Cove will create 152 new homeownership units in the neighborhood, of which 30 will be affordable units. These units are slated for completion in 2004. Also located in this neighborhood is the Del Monte building, which used to be a warehouse and food distribution center. The City would like to see this building converted into work/live units. Wind River, an international leader in the development of embedded systems software, has built headquarters in the Northern Waterfront neighborhood.

3. FISC Redevelopment/Coast Guard Housing Census tract 4274

This neighborhood contains vacant former Navy housing and facilities – previously called the Fleet Industrial Supply Center (FISC) – that will be redeveloped into a thriving neighborhood integrated into the fabric of the City. The new FISC Redevelopment project by Catellus Development Corporation will include approximately 574 housing units homes, including 147 designated affordable units; a 1.3 million square foot business park; a 5-acre neighborhood park; a school; and 11 acres of open space along the waterfront. This development will be the first large-scale mixed-use project developed in the City since the Marina Village project was approved in 1984.

There are also 582 units of housing formerly used by the Navy that are currently occupied by Coast Guard personnel. This housing consists of 282 units of the Navy's "North Housing" and 300 units of the Navy's "Marina Village Housing." North Housing units are multi-family units while the Marina Village units are duplexes. The City and U.S. Coast Guard have entered into a long-term lease agreement for these housing units.

4. Alameda Point Census tract 4275

The former Naval Air Station, Alameda (NAS) consists of 1,500 acres of a decommissioned Navy base. Approximately 550 acres will be set aside as a wildlife refuge to protect threatened bird species and another 215 acres are slated for a golf course and sports complex. The federal government still owns large parts of the former base and will transfer ownership to the City as environmental cleanup efforts are completed.

The City plans to redevelop the former base and has created a new redevelopment area to help accomplish this task. Citizens participated in a two-year community planning process to develop a vision for Alameda Point. Adopted by the Alameda Reuse and Redevelopment Authority in 1996, the Community Reuse Plan calls for market rate and affordable housing, civic and institutional uses, commercial uses, an R&D/business park, water-oriented uses and activities, and recreational facilities.

There are several housing projects already underway or in the planning process at Alameda Point. The Base Closure Community Redevelopment and Homeless Assistance Act of 1994 required the City to reasonably accommodate the needs of the homeless at closing military bases. As a result, the City has committed to providing 239 units of permanent and transitional housing to the Alameda Point Collaborative, a consortium of homeless service providers. Approximately 89 units of former Navy housing already have been rehabilitated or are in the process of rehabilitation. They will be rented out to homeless and formerly homeless individuals and their families by the end of 2001. Other projects currently in progress include reuse of the Bachelor Enlisted Quarters (BEQ), Bachelor Officers Quarters (BOQ), and the existing housing units in an area called West Housing. New housing is proposed in the Civic Core and Marina mixed-use areas. Liveboards will be part of the proposed marina in the Seaplane Lagoon.

5. Upper West End Census tract 4276

The Upper West End, located adjacent to Alameda Point, has the largest number of assisted housing units in the City and the largest concentration of minority and low and moderate income households. This concentration is partially the result of past federal housing policies that placed assisted housing projects in close proximity to each other. When those public housing projects were removed, the large swathes of land provided opportunities for other large housing developments that catered to shipyard workers and the Navy. In 1990, over 90 percent of the housing consisted of multi-family structures, although there are pockets of single-family units. Located within this densely populated neighborhood are 120 units of public housing at Esperanza; a 615-unit complex called Harbor Island Apartments, which was originally 100% subsidized, but now contains 40% Section 8 tenants; and approximately 200 units of former military housing converted to cooperatively-owned homes, known as the Woodstock cooperative.

The newly developed Schuler Homes project called The Gardens contains 83 single family homes, of which 8 were sold to moderate income home owners under an affordable housing program. The Gardens, which was completed in 2000, utilized the last large tract of developable land available in this neighborhood. The Elders Inn, an assisted living development, also was completed in 2000. Located on Webster Street, this project provides housing for 52 senior citizens and others in need of special care. In addition, in 2001 the Alameda Development Corporation purchased a lot and obtained a General Plan Amendment and rezoning to build an eight or nine unit affordable homeownership project at 626 Buena Vista.

The Webster Street commercial corridor serves the Upper West End neighborhood. This commercial district, which was heavily oriented toward the Navy, is in transition. There are some opportunities for mixed-use development and redevelopment along the corridor. This commercial district will be significantly impacted by the development of Alameda Point and the FISC. The College of Alameda is located adjacent to this neighborhood.

6. Lower West End Census tract 4277

Between 1970 and 1980 the Lower West End experienced a large increase in population due to the development of Ballena Bay. Ballena Bay is a water-oriented development containing attached single-family townhomes as well as apartments. The older portions of this neighborhood are a mix of bungalows, some multi-family units and very small cottages that originally were built as summer cottages when this area hosted a waterfront amusement park in the early 20th century. The area includes an island that extends out into the San Francisco Bay. The non-residential portion of the island, created from filled tidelands, is owned by the City and leased to the developer of Ballena Bay. There are very few opportunities for infill development in this neighborhood since the area is mostly built-out and the lots are very small unless exchanges to tidelands area occur.

7. West Central
Census tract 4278

The West Central area features very large late 19th and early 20th century homes in a variety of housing styles. Lots are large and housing prices in the area are high. In the West Central neighborhood over 60 percent of the houses were built prior to 1940 and 90 percent of the stock was developed before 1970. Almost 58 percent of the housing stock consists of two or more units. Many homes were built along Alameda's original waterfront before the fill and development of the Southshore neighborhood occurred in the 1950's. There are no opportunities for new housing development in this neighborhood.

8. East Central
Census tracts 4279, 4280 & 4284

The East Central neighborhood consists of census tracts 4279, 4280 and 4284. These older, established neighborhoods are very dense. Approximately three-quarters of the housing units are multi-family structures. Many older single-family structures were converted to multi-family housing in the 1940's as part of the World War II war effort to house patriotic employees working on the base. And in the 1950's and 1960's many Victorians were torn down to make room for large multi-family apartment buildings. In census tract 4279 over 65 percent of the housing was built before 1940, and much of the housing throughout the area was built before 1970. Many of the residents in the neighborhood are renters, and there is a large concentration of elderly citizens living in census tract 4284. In addition, there are several pockets where low and moderate income households make up approximately 50 percent of all households. This area of the City has a shortage of open space and is completely built-out.

9. East End
Census tract 4271, 4281 & 4282

The East End predominately consists of detached single-family homes, although there are a mixture of unit types. The area is home to Fernside, one of the first Planned Developments in the west, which was built between the late 1920's to early 1940's. The large Mediterranean style units stand out from the rest of the housing stock in the area, which is made up of smaller bungalows and cottages, with a few Victorian houses as well. There is a fairly large percentage of elderly households in the neighborhood, and many homes were built before 1940. There has been very little construction in this area since 1970 and the neighborhood is basically built out.

10. South Shore
Census tracts 4285 & 4286

The South Shore neighborhood contains two census tracts that have somewhat different characters. The eastern section of the neighborhood (census tract 4285) was largely built up between 1950-1970 while the western section (census tract 4286) experienced a lot of housing growth in the 1970s. In general the neighborhood has a very suburban character that sharply contrasts with adjacent neighborhoods north of the lagoon. Throughout the South Shore neighborhood there are abrupt changes in density due to the mix of single-family districts and

multi-family apartment and condominium areas. Condominiums and apartments line the 1.5-mile waterfront. The area has a high concentration of elderly residents and a low concentration of children.

The neighborhood also is home to Robert W. Crown Memorial State Beach, which is part of the regional park system and draws thousands of beach-goers year round. South Shore Center, a regional shopping center, features numerous large retailers. Civic and community leaders have called for the redevelopment of this shopping center. Planning efforts toward this endeavor are currently underway. Unless this center is redeveloped, there are few housing development opportunities in this neighborhood.

11. Bay Farm Island

Census tract 4283

This approximately 1,700-acre area is separated from the main island of Alameda by the San Leandro Channel and is actually a peninsula. The Oakland International Airport, which shares the peninsula, is located to the south-east and generates a large amount of air traffic noise over this section of the City. Bay Farm Island includes the Chuck Corica Golf Complex. Bay Farm Island also is home to Shoreline Park, a shopping center and a large business park.

Since 1970 there has been quite a bit of housing development on Bay Farm Island. The western part, called Harbor Bay, was mostly built in the 1970's and 1980's. Since 1990 numerous subdivisions have been completed, including Crowne Pointe, The Headlands, Freeport and Cantamar. These subdivisions consist of single-family detached units, duplexes and townhouses. There are no affordable housing units in the area. The eastern portion of the island, called Bay Farm, is the older section of the island. The housing stock is characterized by single-family 1950's ranch-style homes. There are some opportunities for small lot construction within this area. In 1990 Bay Farm Island had the highest median income of any neighborhood in Alameda. It also had the second highest percentage of children and the second lowest percentage of senior citizen residents.

City of Alameda -- Housing Element 2001-2006
Table I-1
Selected Housing Characteristics By Census Tract and Neighborhood
in Alameda, 1990

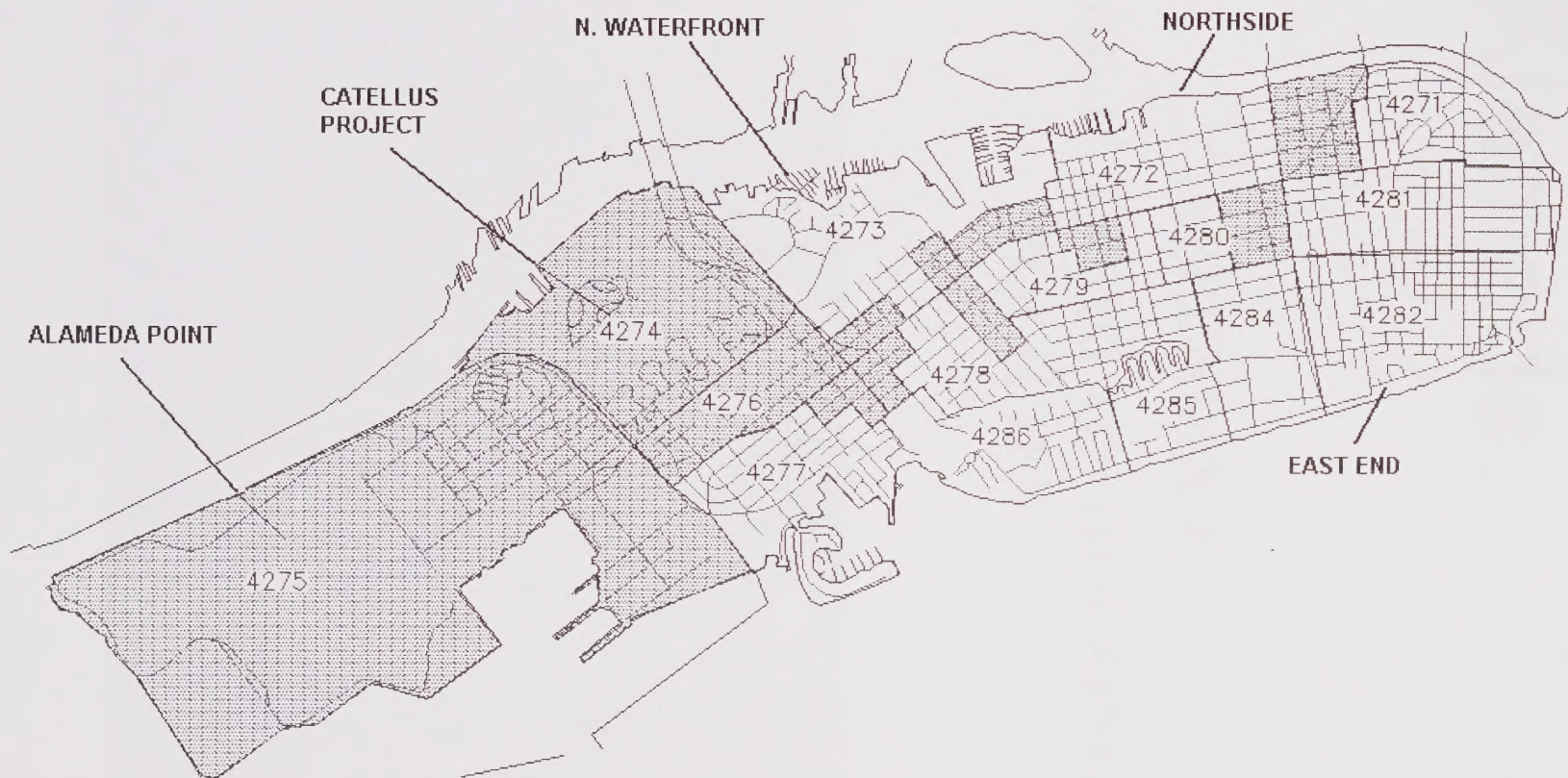
Tract	Planning Area	Median Income	Persons Below Poverty Level	Median Rent	Home Median Value
4271	East End	\$46,115	3.9%	\$758	\$295,900
4272	Northside	\$33,284	9.7%	\$610	\$196,800
4273	Northern Waterfront	\$38,902	9.2%	\$650	\$225,300
4274	FISC*	\$25,444	8.6%	\$652	n/a
4275	Alameda Point*	\$26,447	5.5%	\$682	n/a
4276	Upper West End	\$25,094	15.6%	\$651	\$107,900
4277	Lower West End	\$38,420	5.9%	\$713	\$244,100
4278	West Central	\$33,875	6.7%	\$627	\$266,300
4279	East Central	\$33,500	5.2%	\$618	\$282,000
4280	East Central	\$28,514	10.1%	\$632	\$253,700
4281	East End	\$39,755	4.3%	\$642	\$268,800
4282	East End	\$39,577	5.9%	\$717	\$254,500
4283	Bay Farm Island	\$61,362	3.2%	\$1,001	\$291,300
4284	East Central	\$34,190	7.4%	\$678	\$256,500
4285	Southshore	\$36,875	9.7%	\$740	\$359,900
4286	Southshore	\$41,778	5.3%	\$809	\$287,800

*1990 Census data reflects characteristics of former Naval base population

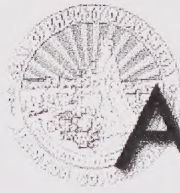
Source: 1990 Census

City of Alameda – Housing Element 2001-2006

City by Census Tract (1990 Census)*
Figure I-i



* Low/Moderate Income Areas Shaded.



Alameda



APPENDIX J

PUBLIC INPUT ON HOUSING POLICIES



APPENDIX J PUBLIC INPUT ON HOUSING POLICIES

Following are a summary of comments and suggestions regarding the City's housing policies. Most of the comments were taken during public meetings which are identified below.

1. Housing Forum:

- a. Establish a 10 percent affordable inclusionary requirement on new developments outside redevelopment areas.
- b. Increase the affordable housing inclusionary requirement on new developments in redevelopment projects to 25 percent, with the increase over the mandated 15 percent allocated to household income ranges that are the least served.
- c. Other policies are recommended but replicate policies in the existing adopted Housing Element.

2. Senior Citizens' Housing Element Workshop (3/27):

- a. Create more housing for senior citizens.
- b. Adopt rent control.
- c. Support more rental housing development.
- d. Link transit with housing.
- e. Support work/live opportunities.
- f. Ensure new housing development provides adequate parking.
- g. Link commercial development with housing.

3. General Public Workshop (3/29):

- a. Provide more assistance for small households of moderate income.
- b. Support public transit in housing development to reduce congestion.
- c. Explore changing Measure A for some parts of the City such as Alameda Point.
- d. Develop more rental housing.

4. Housing Element Committee:

- a. Require affordable units or buy down price of housing units in "commercial" developments (e.g. Elders Inn, Aegis).
- b. Amend the AHUF ordinance to require developers to build affordable units in assisted living projects and work/live projects.

5. Board of Realtors Meeting (4/19):

- a. Adopt a policy to prevent households from allowing too many residents to live in one housing unit (prevent overcrowding)
- b. Provide an incentive fee for realtors to find housing for Section 8 recipients.

6. Planning Board Public Meeting (5/14)

The Public inquired as to:

- a. Whether the available vacant land will be addressed in the 2000 revision of the Housing Element.
- b. Whether or not the vacant land available at the Naval Air Station meant that Measure A was a more significant constraint than before on housing development;
- c. Whether Measure A impacted live/work housing developments in projects proposed between 1990 and 2000, particularly in the 1999 report;
- d. Whether or not the number of apartment units declined in the 1990s in Alameda, as happened in the 1980s;
- e. Claims by citizens and officials that the Guyton settlement of the suit against Measure A in 1990 disproportionately directed City Housing funds to very low income housing at the expense of low and moderate income housing; and
- f. Whether or not litigation against Measure A has impacted, or is likely to impact, the City of Alameda's housing policies in general, as well as special funds.

7. Housing Element Public Workshop (5/19)

- a. Provide housing for age-in-place lifestyle, e.g. ground floor bedrooms.
- b. Support more racial integration.
- c. Eliminate gated communities.
- d. Use landscaping rather than soundwalls and/or integrate soundwall with landscaping.

- e. Limit commercial development so that the traffic volume is kept down.
 - f. Tie housing with transportation.
 - g. Promote subdivision access to transit, bike access, walkways to recreation.
 - h. Maintain/achieve a housing/jobs balance.
 - i. Work with local contractors to reserve land for small developers at Alameda Point.
 - j. Encourage and educate landlords regarding benefits of Section 8 program
 - k. It is recommended that Council take leadership role in the review of Measure A.
 - l. Consider lifting Measure A constraint of no more than two units per building.
 - m. Revise Measure A to eliminate square footage requirement
 - n. Promote policies related to “environmentally sound” structures, i.e. solar orientation and light standards.
 - o. Develop low interest low program to fund retrofits of historic homes.
 - p. Housing for all levels of income.
 - q. Provide rent control to stop soaring rent increases.
 - r. Increase scope of rental assistance programs.
 - s. All requirements should be voted on by the public.
8. Stakeholder’s Meeting (6/26):
- a. Provide more single units at Alameda Point.
 - b. Enable younger citizens to be able to afford housing in Alameda.
 - c. Future surveys should be more representative of resident make-up than telephone survey.
 - d. Provide rent control to stop soaring rent increases.
 - e. Fix problems with implementing Section 8 program.
 - f. Establish affordability for a term. For newer projects, lock in affordability indefinitely.

9. Stakeholder's Meeting (7/17):

- a. Use land resources effectively (It is recommended that the City reconsider Measure A).
- b. Focus on increasing overall supply of rental housing.
- c. Adopt a 25 percent affordable allocation Citywide, not only at Alameda Point.
- d. Connect new housing to existing communities, especially at the waterfront and Alameda Point.
- e. Create a leadership role for the Housing Authority over the five year Housing Element cycle.
- f. Develop a healthy rental stock through Just Cause Eviction.



Alameda

APPENDIX K

CITY OF ALAMEDA HOUSING DEVELOPMENT DIVISION REPORT OF TELEPHONE SURVEY RESULTS



City of Alameda – Housing Element 2001-2006

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 - b. Profile of the Movers
 - c. Reasons and Concerns for Moving
 - d. Length of Time in Home

ATTACHMENT 1 – Presentation of Results

ATTACHMENT 2 – Questionnaire with Frequency Results

ATTACHMENT 3 – Income Questions

ATTACHMENT 4 – Verbatim Response to Open-Ended Questions

Introduction

The following report highlights the results of a recently completed telephone survey conducted for the City of Alameda Housing Development Division by Evans/McDonough Company. The interviewing was conducted February 14th to 17th of 2001. Four hundred residents over the age of 18 were interviewed by telephone, by trained professional interviewers. Questions were developed in consultation with City staff. The sample was drawn from a Random Digit Dial database of known local telephone exchanges.

The margin of error for the overall survey is ± 4.9 percentage points. In smaller sub sections, such as homeowners or renters, the margin of error increases, as the sample size gets smaller. For example, renters are 44 percent of the sample so the margin of error is 7.4 percent. Thus, when looking at smaller populations one should look at the findings as suggestions rather than fact and use some caution when drawing conclusions.

This report discusses and analyzes the survey's key findings. The report is divided into five main sections:

- Background – Discusses the present situation in the City of Alameda –resident's feelings, concerns and general outlook.
- Housing satisfaction – Highlights differences between renters and homeowners in their opinions of the housing situation in Alameda.
- Housing costs – Reports present housing costs including mortgage and rent as well as recent changes in overall rental costs.
- Alameda today – Provides an overview of the demographics of the survey population.
- The future – Focuses on the possible changes in the Alameda community as a result of the housing and economic environment.

Conclusions

City of Alameda residents, like inhabitants throughout the Bay Area, are very concerned about housing issues. The housing market in the area has been very tight for several years with home prices skyrocketing and rents increasing out of control. Even for those who have not been forced to increase their housing costs, the perception of rising prices has caused serious anxiety. Real concerns, which have been exacerbated by the media, have caused many to fear that they will need to leave Alameda or even the Bay Area to afford a place to live.

It is important for the City to realize that housing is not a problem unique to the City of Alameda, but that Alameda residents are very much feeling a problem that exists throughout the Bay Area. Additionally, while respondents are honest in their survey answers, they may be adding perceptions, rumors and experiences of others to their own personal situations.

Despite the universal awareness of the housing issue, renters are much more concerned with the housing situation than homeowners. We can see throughout the survey that the level or degree of concern about housing issues is always significantly more pronounced among the renter population than among the homeowners. Current housing costs are a real problem among this population, and although traditionally the City of Alameda has not been as expensive as some of the surrounding areas, the Bay Area boom has reached the Alameda population both psychologically and financially by increasing fear about housing and increasing living costs.

Summary of Key Findings

- The vast majority of Alameda residents are satisfied with the quality of life in their city. At the same time, housing issues are the top concern for many.
- While most Alameda homeowners are satisfied with their own housing situation and can afford what they pay, the majority of renters perceive serious housing problems in the city.
- On average, renters are paying more than homeowners on a monthly basis and rents are increasing rapidly.
- Alameda is made up of mostly smaller households and long time residents of the island.
- With nearly half of Alamedans thinking they may move in the next few years the population of Alameda may be changing.

1. Background

The vast majority of Alameda residents are satisfied with the quality of life in their city. At the same time, housing issues are the top concern for many.

The most important problem in Alameda is:

"The lack of affordable housing in the Alameda area – even the one-bedroom apartments are over \$1000 per month"

Respondent #104.

"I can't think of anything wrong at all. We like the town very much and have lived here for over 30 years."

Respondent #191

a. Quality of Life

Life in Alameda is good for the vast majority of residents surveyed, with 90 percent rating the quality of life as excellent or good – 36 percent rate it as excellent and another 54 percent as good – while only 10 percent offer an only fair or poor rating of their city. In comparison, a recent San Jose poll had 75 percent of residents rating the quality of life in their city as excellent or good while 25 percent rated it as only fair or poor.¹

b. Issues and Concerns

Unlike three years ago when voters in Alameda mentioned education and the economy as top concerns², housing is the hottest issue today. In February of 1998, 15 percent of voters mentioned education as the most important problem in Alameda, 14 percent mentioned the economy, 8 percent mentioned the environment and 8 percent mentioned crime. Housing or homelessness was mentioned by only 4 percent of those surveyed. Today, one fifth (20 percent) of Alameda residents mention housing as the most important problem in the city, 14 percent mention education, 10 percent mention development of the naval base and 10 percent mention traffic.

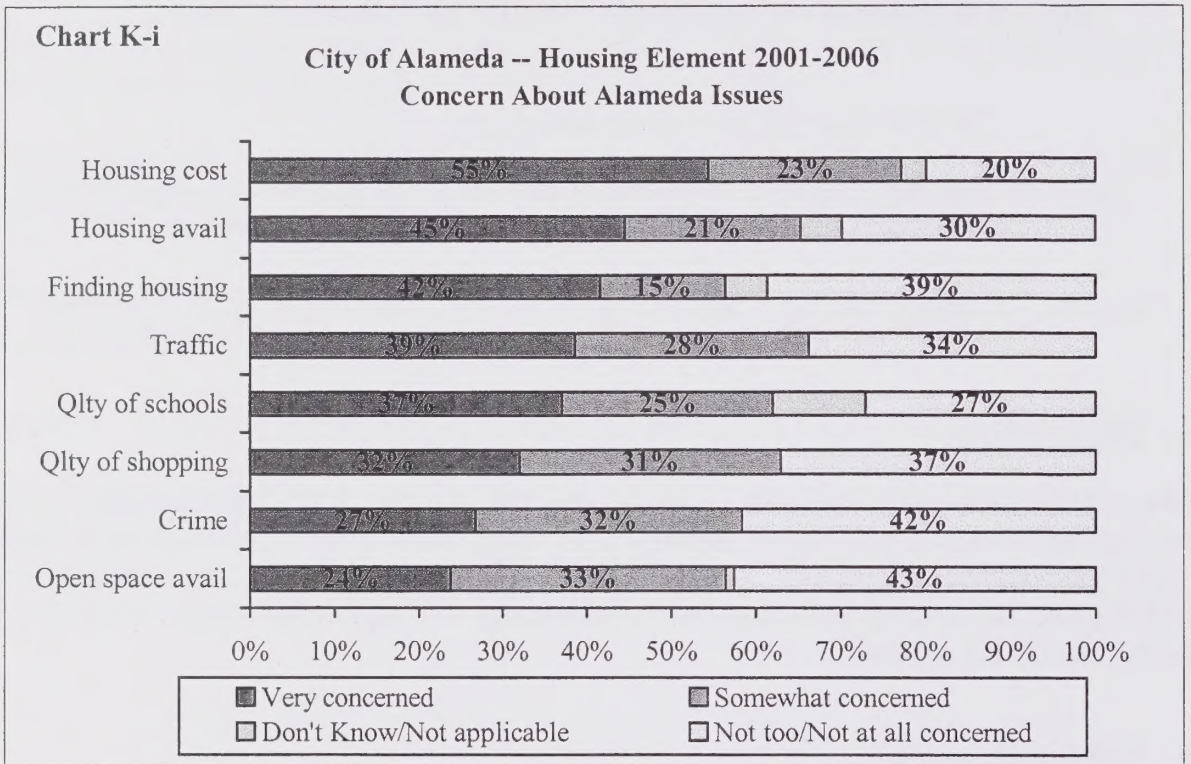
Housing also tops the list of issues that concern Alameda residents:

- More than half (55 percent) of all Alameda residents are very concerned about the cost of housing in the city, another 23 percent are somewhat concerned;
- 45 percent are very concerned about the availability of housing;
- 42 percent are very concerned about finding housing that meets their needs.

In comparison, Alameda residents are not as intensely concerned with other issues like traffic or crime. The chart (K-i) below shows the percentage of respondents who said they were very concerned, somewhat concerned, not sure and not concerned with a variety of issues:

¹ From EMC survey of San Jose residents conducted in June 2000 for the City of San Jose.

² From EMC survey of Alameda voters conducted in February 1998 for the Alameda Bureau of Electricity.



2. Housing Satisfaction

While most Alameda homeowners are satisfied with their own housing situation and can afford what they pay, the majority of renters perceive serious housing problems in the city.

"We do get along very well here. The only thing is that most people have to pay rent or lease costs for housing (which is extremely expensive). I'm lucky that my wife and I bought our home a number of years ago and the house is now paid for."

Respondent #222

a. Housing Features

While the majority of homeowners (55 percent of the survey population) in Alameda are very satisfied with the cost, size, condition and location of their home, many renters (45 percent of those surveyed) in Alameda are having a much harder time with their housing situation.

Over half of all homeowners in Alameda are very satisfied with their home.

- 72 percent are very satisfied with the location;
- 59 percent are very satisfied with the size (54 percent with the number of bedrooms);
- 54 percent are very satisfied with the overall condition of their home;
- 54 percent are very satisfied with the cost.

And few are very dissatisfied. Among homeowners, only:

- 1 percent are very unsatisfied with the location;
- 4 percent are very unsatisfied with the size (1 percent with the number of bedrooms);
- 1 percent are very unsatisfied with the overall condition of their home;
- 4 percent are very unsatisfied with the cost.

In contrast with the homeowners, fewer renters are very satisfied:

- 48 percent are very satisfied with the location;
- 30 percent are very satisfied with the size (33 percent with the number of bedrooms);
- 30 percent are very satisfied with the overall condition of their home;
- Only 27 percent are very satisfied with the cost.

Moreover, on the other extreme, among renters:

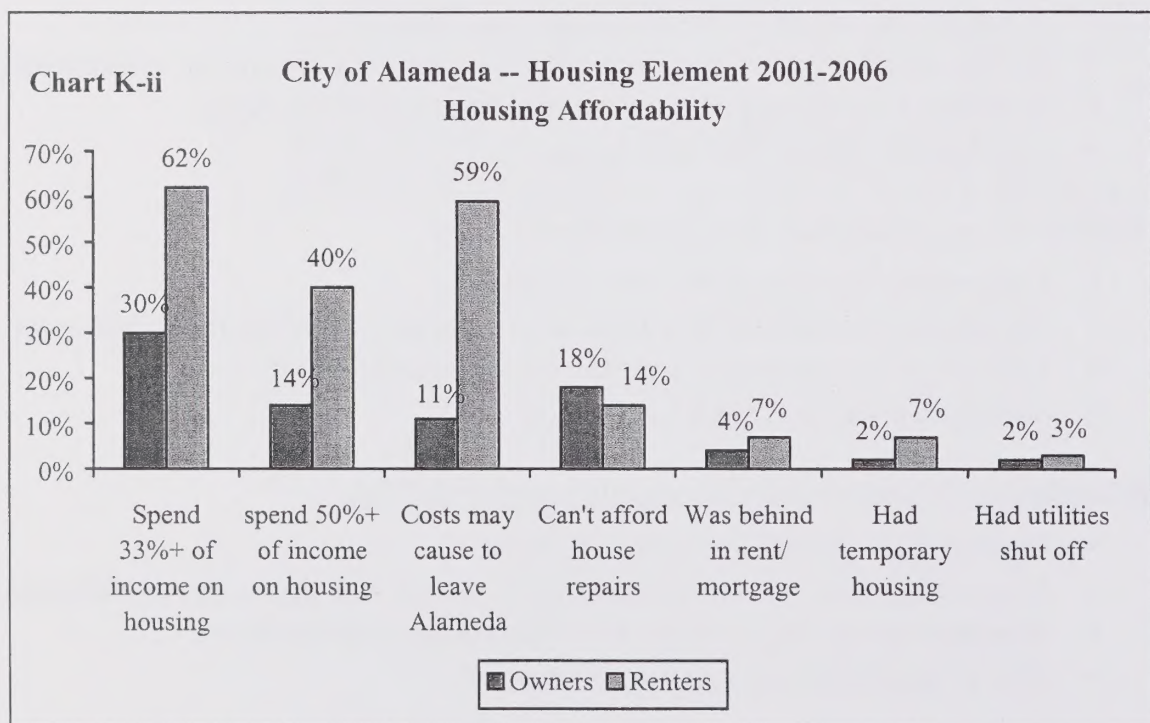
- 7 percent are very unsatisfied with the location;
- 11 percent are very unsatisfied with the size (13 percent with the number of bedrooms);
- 6 percent are very unsatisfied with the overall condition of their home;
- 19 percent are very unsatisfied with the cost.

b. Housing Affordability

It is important to note, however, that while the majority of homeowners are satisfied some are still frustrated by their housing situation. Affordability of housing creates problems for both renters and homeowners. A small but significant minority of homeowners have been behind in their mortgage payments in the past year (4 percent), have had utilities shut off for lack of payment (2 percent), have had temporary shelter (2 percent), can not afford house repairs (18 percent) or pay more than half of their income on house payments (14 percent).

Among renters, these numbers are somewhat higher. A few have been behind in their rent in the past year (7 percent), have had utilities shut off for lack of payment (3 percent), have had temporary shelter (7 percent) and can not afford repairs (14 percent). A very significant difference among renters and homeowners is that 40 percent of renters spend more than half of their income on rent, compared to the 14 percent of homeowners.

The chart (K-ii) below highlights some differences between homeowners and renters:



c. Housing Concerns Among Renters and Homeowners

It is of little surprise that homeowners are generally less concerned than renters about the issue of housing in Alameda, as they are more satisfied with their housing situation. While 76 percent of renters are very concerned about the cost of housing, about one third (37 percent) of homeowners also feel very concerned.

- 66 percent of renters are very concerned about housing availability while only 28 percent of homeowners respond likewise;
- Renters are also very concerned with finding housing (63 percent) while only 24 percent of homeowners are very concerned;
- Of higher concern to homeowners than renters are: traffic (43 percent homeowners are very concerned, 34 percent renters), quality of schools (41 percent owners, 33 percent renters) and quality of shopping (40 percent owners and 23 percent renters);
- Both crime (27 percent) and open space availability (25 percent) are of equal concern to both renters and homeowners.

d. Physical Disabilities

Among those respondents with a person in their household with a physical disability that requires special housing modifications or accommodations (6 percent of the survey population), many feel their needs are not being met. Although the majority is satisfied with their current situation, 36 percent respond that their needs are not being met by their current housing.

e. Residents who Have Tried to Move

The dissatisfaction with housing situations is revealed in the number of residents who moved in the past year (15 percent). An additional 10 percent of residents tried to move but did not. The main reasons for trying to move or moving were:

- | | |
|-------------------------|------------|
| ▪ Money or rental costs | 19 percent |
| ▪ Nicer housing | 16 percent |
| ▪ Job location | 14 percent |
| ▪ House size | 14 percent |

Of those respondents who tried to move or moved in the last year (25 percent of the total survey population), 34 percent found that it was very difficult to find housing, 16 percent thought it was somewhat difficult to find housing, and 32 percent found that it was very or somewhat easy to find housing. Those respondents who actually moved found the process much less difficult than those who did not move. Among those respondents who actually moved 24 percent said it was very difficult while respondents who did not manage to move but tried, 49 percent said it was very difficult.

3. Housing Costs

On average, renters are paying more than homeowners on a monthly basis and rents appear to be increasing rapidly.

"The city should do something about the very high cost of living in the area, mainly the cost of housing."

Respondent #246

"High cost of housing in the area - we have had our rent go up from \$750 to \$1300 per month over the past year."

Respondent #228

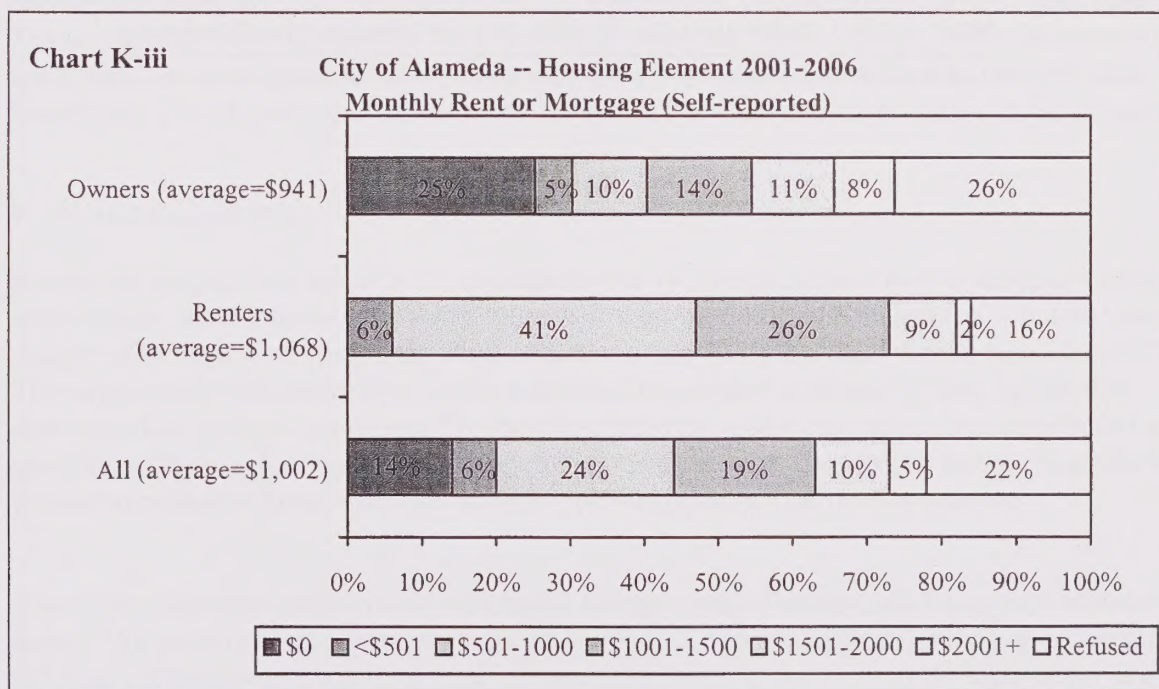
a. Rent Versus Mortgage

One of the main reasons why renters may be more dissatisfied than homeowners is that, on average, they are spending significantly more. Four in ten renters (40 percent) respond that they spend over half of their monthly pre-tax income on rent, and another 22 percent spend more than a third. In contrast, only 14 percent of owners spend more than half of their income on house payments, with another 16 percent spending more than one-third.

Renters are spending a higher percentage of their monthly income on housing than owners, and on average they are paying more in rent than homeowners do in mortgages. The average monthly mortgage payment among Alameda homeowners is \$941. Among renters, the average monthly rent is \$1068. There are a few key factors to consider when comparing these numbers, but the average is still valid:

1. One quarter (25 percent) of homeowners make no monthly payments (probably own their homes outright).
2. More than one quarter (26 percent) of homeowners refused to provide their monthly payment amount to the interviewer, while only 16 percent of renters refused.

The following chart (K-iii) shows the rent or mortgage payments made by respondents divided by renters and owners as well as the overall results:



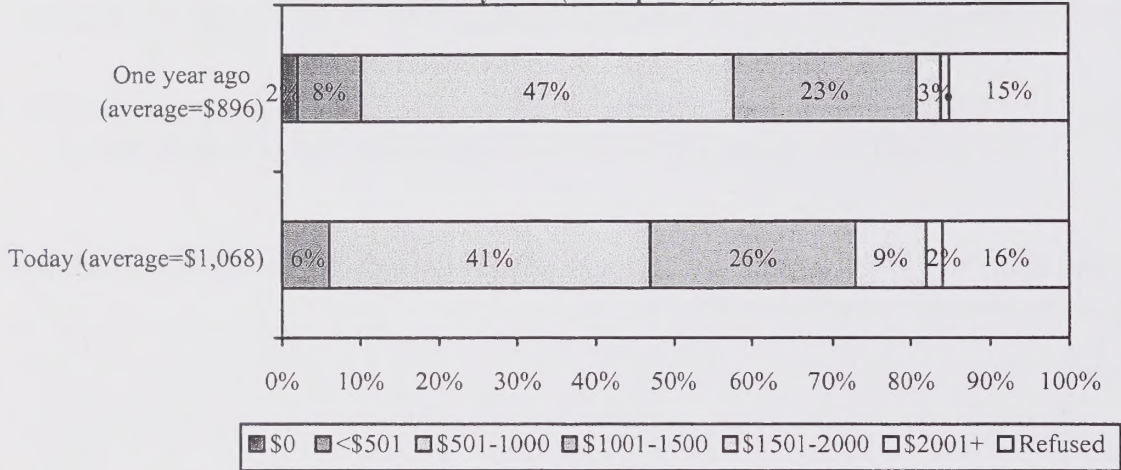
b. Rent Increases

Even more striking than the difference between homeowners and renters satisfaction levels is the difference between rents of one year ago and today. Just under half (46 percent) of renters report that they had no rent increase in the past year, 42 percent report one increase and 11 percent report two increases. When comparing the average rent today to the average rent one year ago (self-reported) we see a 19 percent increase in the average.

The chart (K-iv) below shows the difference in overall rents from one year ago to today:

Chart K-iv

City of Alameda -- Housing Element 2001-2006
Monthly Rent (self-reported)



4. Alameda Today

Alameda is made up of mostly smaller households and long time residents of the island.

a. Household Size and Composition

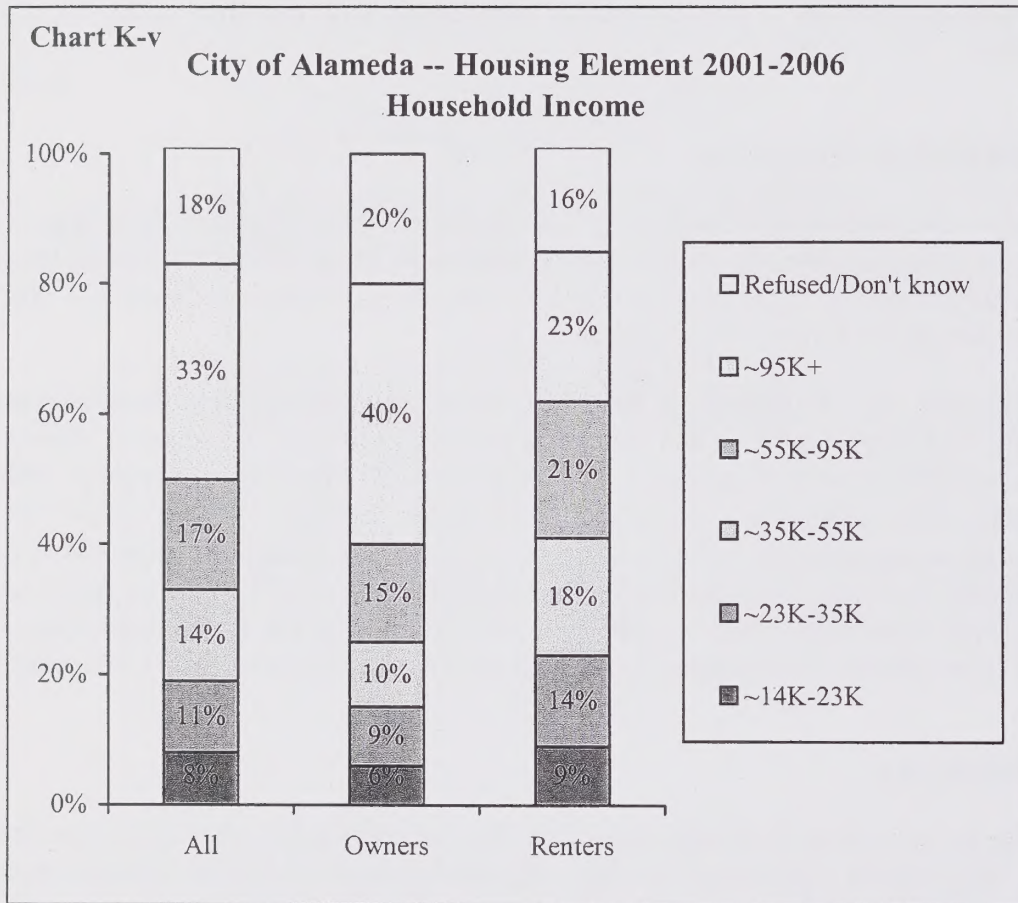
Household Size: The household demographics from the survey point to the fact that Alameda household sizes are generally small. Two or less people inhabit 58 percent of households surveyed. Eighteen percent of those surveyed say they only have one adult living in their household, and another 40 percent say two people live in their household.

Household Composition: The majority of households do not have any children. Sixty-nine percent of respondents say that they do not have any children under the age of 18 living at home. Thirteen percent have one child at home, 15 percent have two, and 3 percent have three or more children. Eighteen percent of the households have one adult without any children. Thirty-seven percent of the households have two adults without children, 14 percent of the households have three or more adults. Twenty percent of the households have two adults with kids (one or more), 5 percent have only one adult with kids and 7 percent respond that they have 3 or more adults with kids living in their household. Eleven percent of all respondents replied that there is a single parent in the household.

b. Household Income

Household income was asked of all respondents but 18 percent refused to provide their income information. Respondents were asked what their total yearly household income is before taxes. Ranges of income were read to the respondents and they then responded which range they fell into. The ranges read were determined by the individual respondent's household size, which was determined in previous questions. The income categories read to the respondent were based on government figures for regional median incomes. For instance, the median income range for a two-person household is lower than that of a three-person household at median income.

Therefore in the chart below (K-v) we created an aggregate of households falling into various income levels. We are providing approximate income ranges in order to assist in gaining an understanding of the data, but the lowest range is actually 30 percent of median income and the highest range is over 120 percent of the area median income. The exact questions and income ranges asked to each family size can be viewed in Attachment 3.

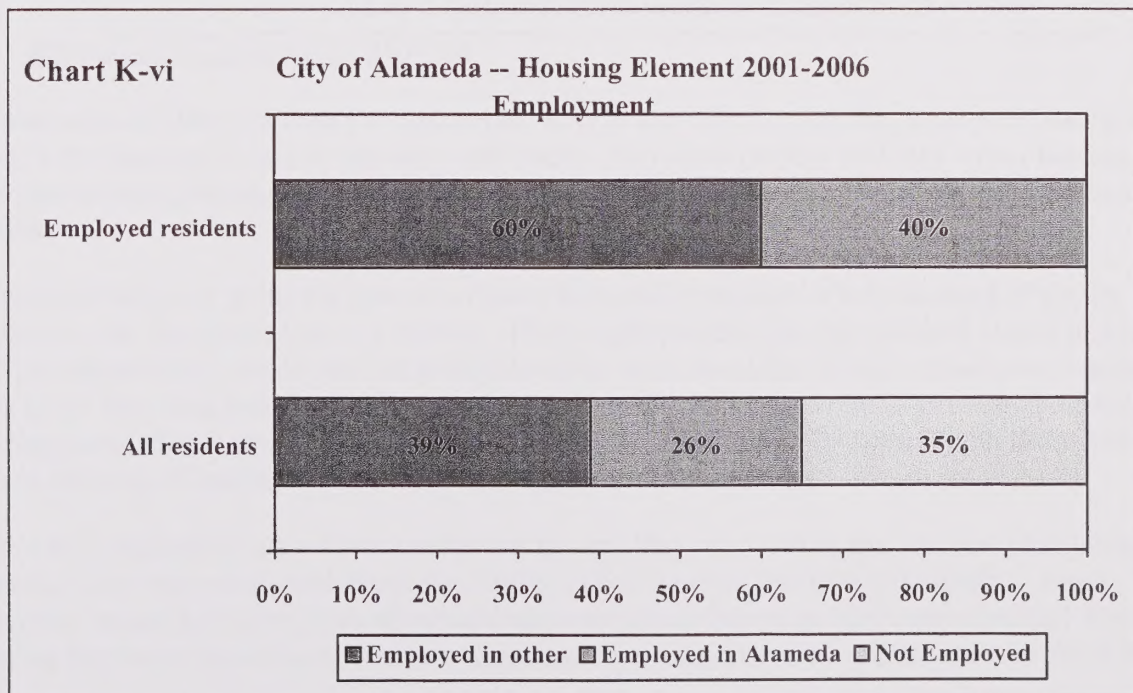


c. Other Demographics

Some other demographics:

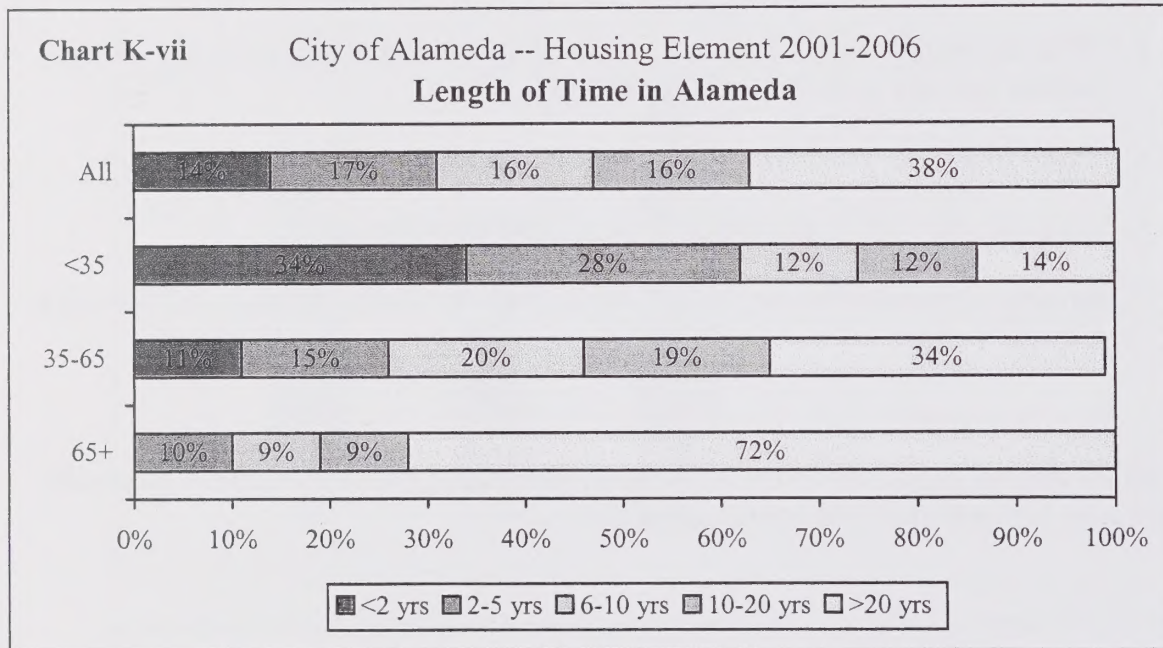
- Sixty-five percent of all respondents are employed;
- Forty percent of those who are employed (or 26 percent of total survey respondents) work in the City of Alameda;
- Forty-one percent of respondents replied that they moved to the City of Alameda in order to live closer to their place of work;
- Of those respondents who moved to Alameda to be closer to their place of work, 38 percent currently work in the City of Alameda;
- Twenty-three percent of the total respondents are retired;
- Nine-percent of the respondents are retired from the military;
- Another 4 percent of the respondents say they are in the active military and live in the City of Alameda.

Chart K-vi shows the total population by those who are employed in the City of Alameda, those who are employed elsewhere and those who are not employed.



d. Length of Time in Alameda

A significant portion of the population has been in Alameda for a long time, but many new residents have come in the last two years. The main differences can be seen among the different age groups. The younger generations - under 35 (21 percent of total survey population) have lived in Alameda for less time, the 35-65 year olds (57 percent of survey population) slightly longer and the 65+ year olds (22 percent of the total survey population) have lived in Alameda the longest. The following chart (K-vii) highlights those differences:



5. The Future

With nearly half of Alamedans thinking they may move in the next few years the population of Alameda may be changing.

a. Likelihood to Move

Respondents were asked how likely they were to look for a new place to live in the next few years. Thirty-one percent said they were very likely to move, and another 15 percent said they were somewhat likely to move (9 percent said somewhat unlikely, 43 percent said very unlikely and 3 percent did not know). Those who said they were likely or somewhat likely to move (46 percent) were then asked for their primary reason. The top responses were:

- | | |
|--|------------|
| ▪ Money or rent | 22 percent |
| ▪ House size, either wanting a smaller or larger house | 21 percent |
| ▪ They want to purchase a home | 14 percent |

b. Profile of the Movers

Renters are far more likely to move within the next few years. Seventy-two percent of all renters (they were 45 percent of the survey population) said they would move within the next few years while only 24 percent of homeowners responded that they might move. Younger respondents are also more likely to move within the next few years. Seventy-five percent of the respondents under 35 said they were likely to move within the next few years, while only 45 percent of the 35-65 year olds and 18 percent of the over 65 years olds said the same.

c. Reasons and Concerns for Moving

Those who said they were very or somewhat likely to move in the next few years were also asked if they were planning to buy or rent their next home. Fifty-three percent said they were planning to buy, 34 percent was planning to rent, 3 percent would do either, 3 percent said neither and 7 percent did not know.

The possible mover group (46 percent of those surveyed) was asked if they planned to stay in Alameda, the Bay area or leave it entirely. Thirty-eight percent said they planned to stay in Alameda, 25 percent said they would stay in the Bay Area but leave Alameda, 28 percent said they would move out of the Bay Area entirely and 8 percent did not know. This means that 24 percent of the entire survey population is considering a move out of Alameda in the next few years (with about half of those thinking of leaving the Bay Area entirely).

The same respondent group (those somewhat or very likely to move in the next few years) was also asked if they were concerned about their ability to find housing that would match their needs. The majority voiced a concern, with 46 percent responding that they were very concerned and 30 percent saying they were somewhat concerned. Again, renters seem to voice a greater concern about housing

or their ability to find housing with 50 percent saying they were very concerned while only 35 percent of homeowners said the same.

Those who were very or somewhat likely to move were asked to respond to how high a priority different aspects of housing were to them. Cost was overwhelmingly the number one priority.

- 85 percent of the possible movers said cost was a priority;
- 66 percent said a larger home was also a priority;
- 60 percent said their new home needs to be located near their workplace;
- 56 percent said it was a priority that the area have good public schools;
- 49 percent said it was a priority that their new home be in Alameda.

d. Length of Time in Home

While Alameda has long been thought of as an older, more stable community, the majority of survey respondents moved into their current house or apartment in the last 5 years. Twenty-six percent moved into their home in the last 2 years and 21 percent moved into their home in the last 2-5 years. Another 15 percent moved between 1991 and 1995, 15 percent moved between 1981 and 1990 and 23 percent moved 1980 or before. Renters have moved here much more recently than homeowners. Forty-three percent of renters moved in since the beginning of 1999 where as only 13 percent of homeowners have done likewise.

Among respondents who moved into their homes in the last two years (26 percent of all respondents) half moved into Alameda from somewhere else. The other half moved within the City of Alameda, but this still suggests a significant transient population in the City of Alameda. With ongoing changes in the Bay Area economy, the housing market, and the future of Alameda Point, it is difficult to anticipate what sort of demographic changes may occur in the next few years, but Alamedans can be sure that in the short term there will continue to be change on the island.

Attachment 1

Presentation of Results

City of Alameda

Presentation of Telephone Survey Results

Prepared for:
City of Alameda Housing Development
Division

Evans/McDonough Company, Inc.
February 2001, EMC#01-2343

Methodology

Telephone survey

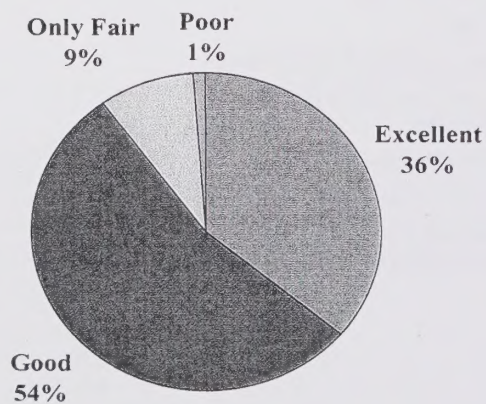
- n = 400
- Random Digit Dial Sample
- Residents of the City of Alameda
- February 14-17, 2001
- Margin of error $\pm 4.9\%$
- Trained, Professional Interviewers

As with any opinion research, the release of selected figures from this report without the analysis that explains their meaning would be damaging to EMC. Therefore, EMC reserves the right to correct any misleading release of this data in any medium through the release of correct data or analysis.

I. Background

The vast majority of Alameda residents are satisfied with the quality of life in their city. At the same time, housing issues are the top concern for many.

Quality of Life in Alameda



Most Important Issue in Alameda

(open ended question -- responses are unprompted)

Housing	20%
Education	14
Naval base devlpmnt	10
Traffic	10
Utilities	9
Economy	6
Growth	6
Crime/Drugs/Law	5
Transportation	4
Everything	2
Other	4
Nothing	4
Don't know/Refused	8

The following were the top 3 concerns in a survey conducted among Alameda voters in February '98:

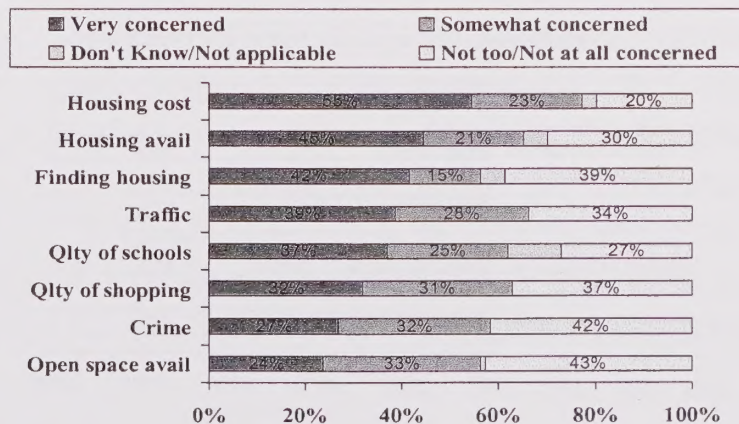
Education	15%
Economy	14
Environment	8

Only 4% of the respondents mentioned housing.

Source: EMC survey of registered voters conducted for Alameda Bureau of Electricity, Feb. 1998. EMC#1867.

Concerns

All respondents

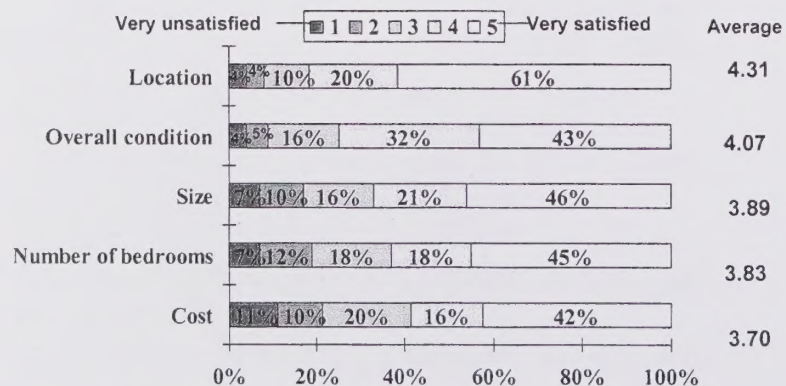


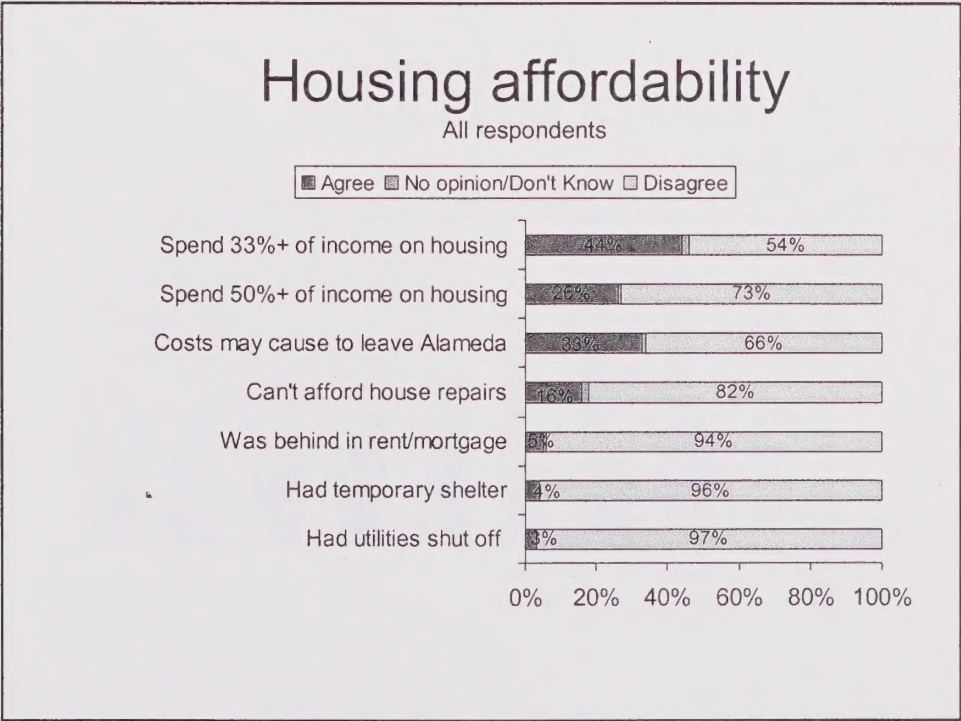
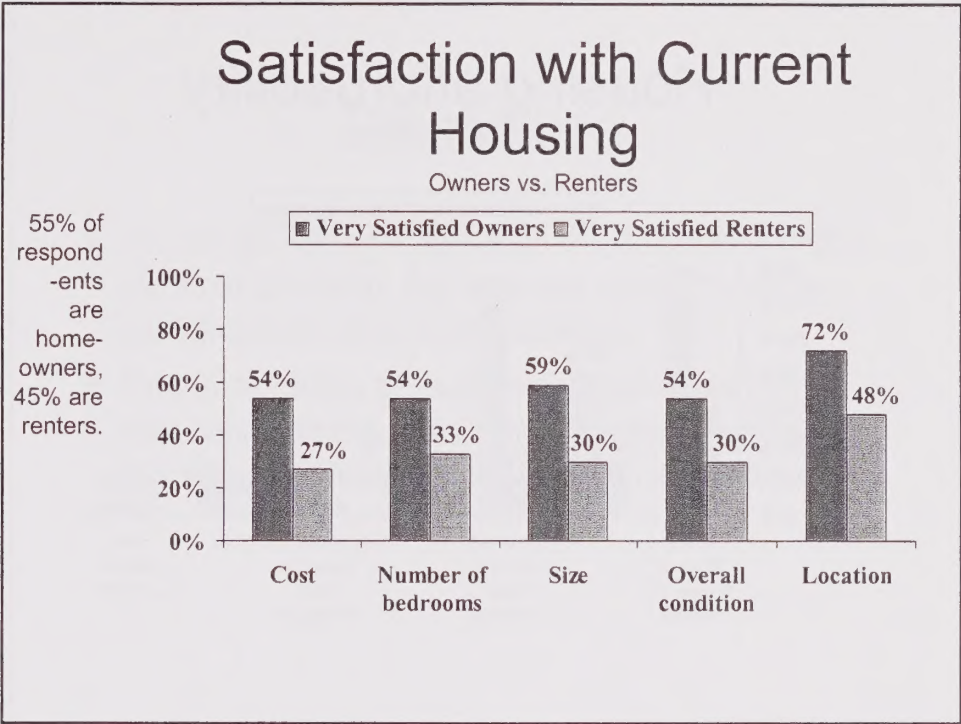
II. Housing Satisfaction

While most Alameda homeowners are satisfied with their own housing situation and can afford what they pay, the majority of renters perceive serious housing problems in the city.

Satisfaction with Current Housing

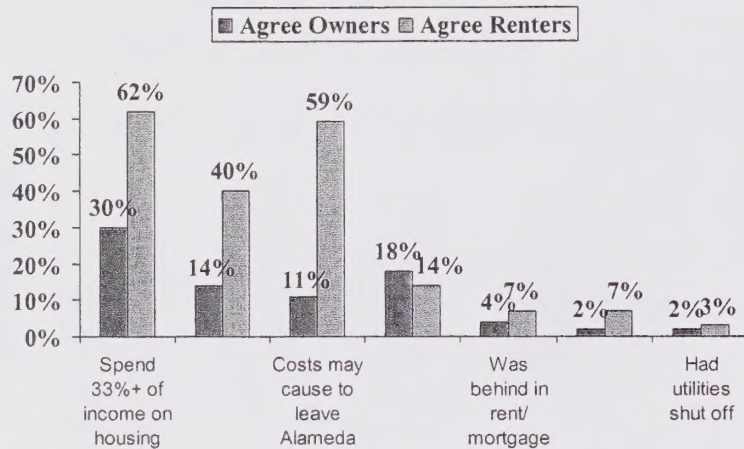
All respondents





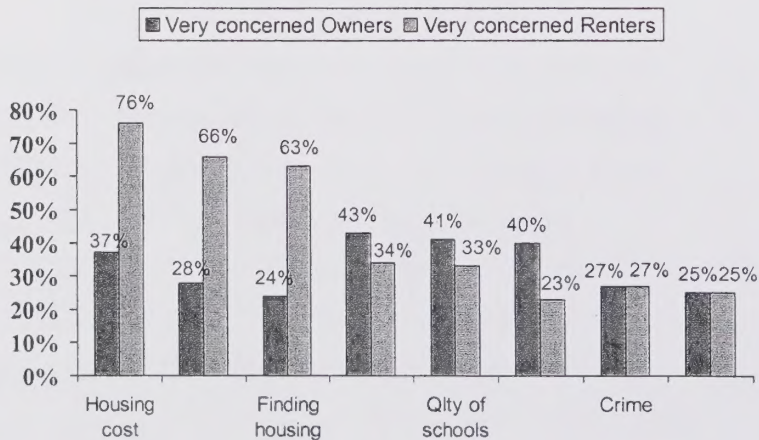
Housing affordability

Owners vs. Renters



Concerns

Owners vs. Renters



Disabilities

- 6% report having a person in the household with a physical disability that requires special housing modifications or accommodations.
- One third (36%) of those with disabilities have needs that are not met in their current housing, 59% respond that the special needs are being met.

Relocation Efforts

15% of Alameda residents moved in the past year.

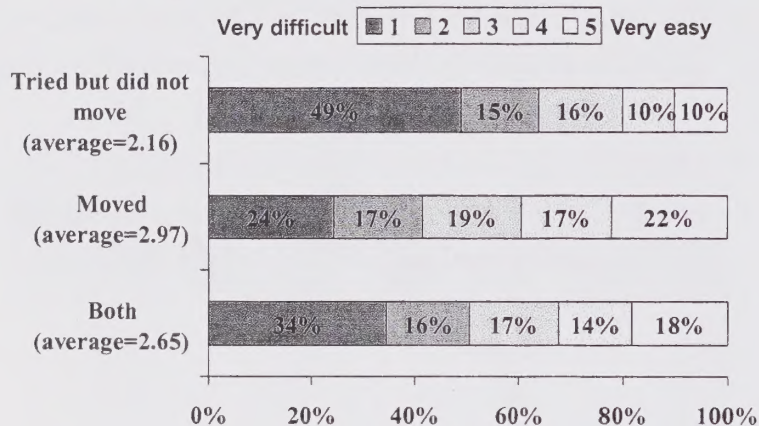
Another 10% tried to move, but did not move in the past year.

In an open ended follow up question to this group, the primary reasons for moving or trying to move were:

Money/rent	19%
Nicer housing	16%
Job location	14%
House size	14%
I didn't move	8%
Purchased a home	6%
Lifestyle change	5%
Something new	4%
Closer to friends/family	3%
Assigned housing	3%
Sold house	2%
Better neighborhood	2%
Better schools	1%
Nothing	2%
Don't Know/No answer	2%

Difficulty in Finding Housing

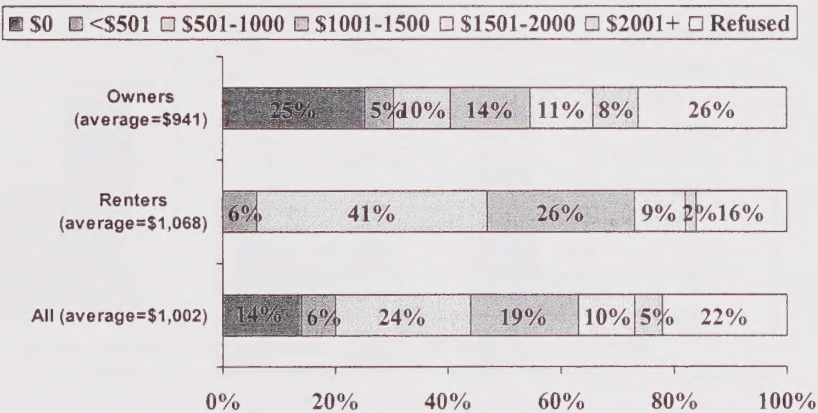
(among those who moved or tried to move in last year)



III. Housing Costs

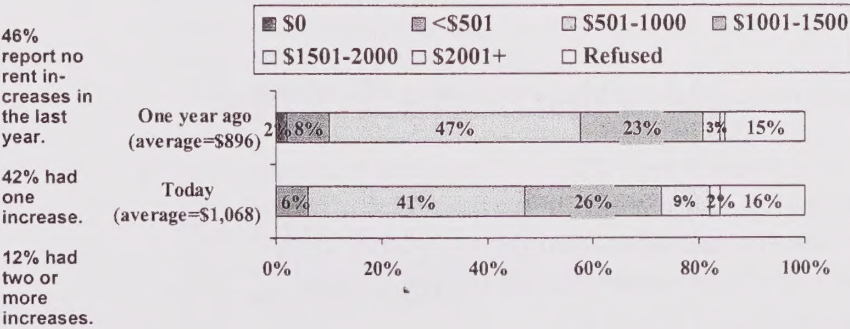
On average, renters are paying more than homeowners on a monthly basis and rents are increasing rapidly.

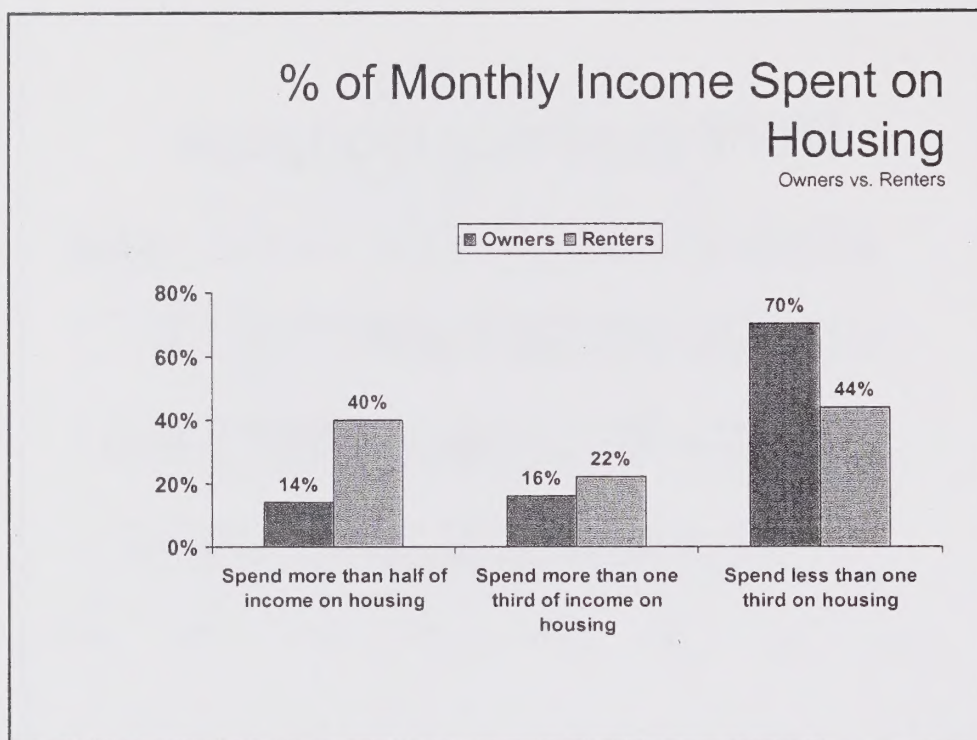
Monthly rent or mortgage



Monthly rent

Respondents report a 19% increase in average rent from one year ago



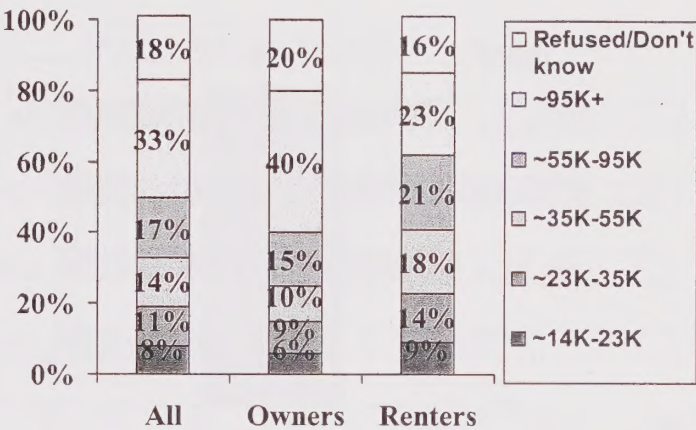


IV. Alameda Today

Alameda is made up of mostly smaller households and long time residents of the island.

Household Income Level

(approximate income range)



Household Demographics

69% of households surveyed have no children under 18 living at home. 13% have one child, 15% have two children, 3% have three or more.

27% of households surveyed have one or more people over 65 while 73% have none. 15% have one person over 65, 12% have two people over 65.

11% respond that there is a single parent in the household.

18% of households have 1 adult, no kids.

37% have 2 adults.

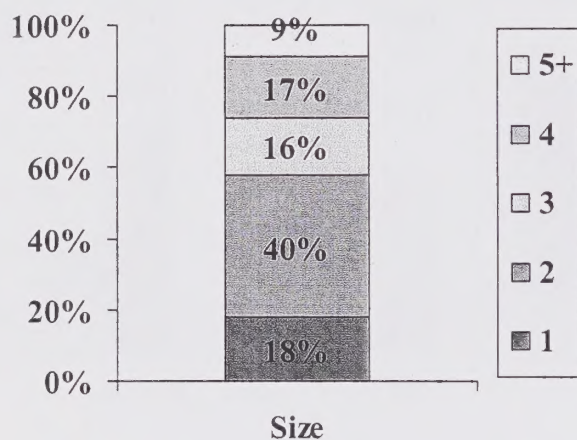
14% have 3 or more adults.

20% have 2 adults with kids.

5% have 1 adult with kids.

7% have 3 or more adults with kids.

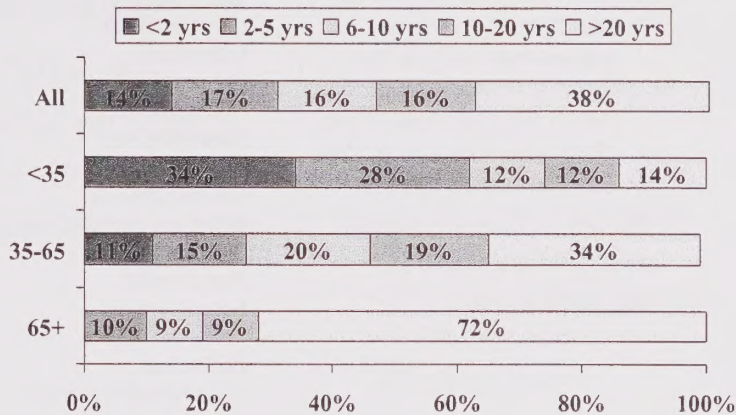
Household Size



Demographics

- 40% of those who are employed (or 26% of the total survey respondents) work in the City of Alameda.
- 41% of all surveyed moved to Alameda to be close to a place of work.
- 38% of those who moved to Alameda to be closer to their place of work actually work in Alameda.
- 4% are active military, 9% are retired military, 87% are neither.

How long in Alameda?



V. The Future

· With nearly half of Alamedans thinking they may move in the next few years the population of Alameda may be changing.

Intention to Move

46% of Alameda residents say they are very or somewhat likely to be looking for a new place to live in the next few years. (31% very likely and 15% are somewhat likely.)

9% are somewhat unlikely.

43% are very unlikely.

3% don't know.

Of those who are likely to move, the primary reasons when asked in an opened question were:

Money/rent	22%
House size	21%
Purchase home	14%
Something new	8%
Job/school location	7%
Lifestyle change	7%
Better housing/schools	4%
Closer to friends/family	4%
Too crowded	4%
Not moving	4%
Assigned housing	1%
Sell house	1%
Don't Know/No answer	2%

Profile of Likely Movers

	Likely to move in next few years	Unlikely to move or Don't Know
Renters (45%)	72%	28%
Owners (55%)	24%	77%
Work in Alameda (26%)	53%	47%
Work outside of Alameda (39%)	52%	48%
Not working (35%)	33%	68%
<35 years old (21%)	75%	25%
35-65 (57%)	45%	55%
65+ (22%)	18%	82%

Plans when moving

(of those who are likely to move in next few years, 46% of all respondents)

- 53% plan to buy.

34% plan to rent.

3% would do either.

3% will do neither.

7% don't know.
- 38% plan on staying in Alameda.

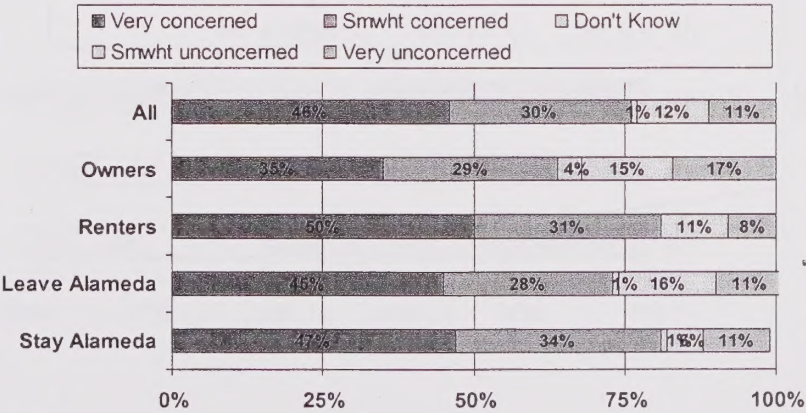
25% plan to move out of Alameda, but stay in the Bay Area.

28% plan to move out of the Bay Area;

8% don't know.

Concerned about ability to find housing?

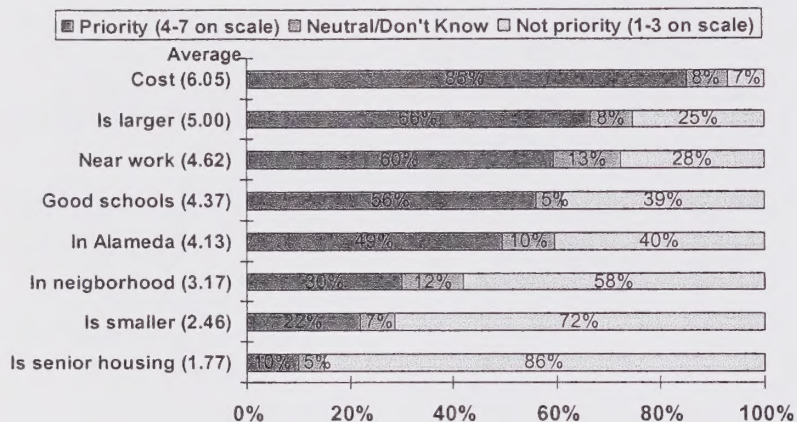
(of those who are likely to move in next few years, 46% of all respondents)



Priorities when looking for a new place to live

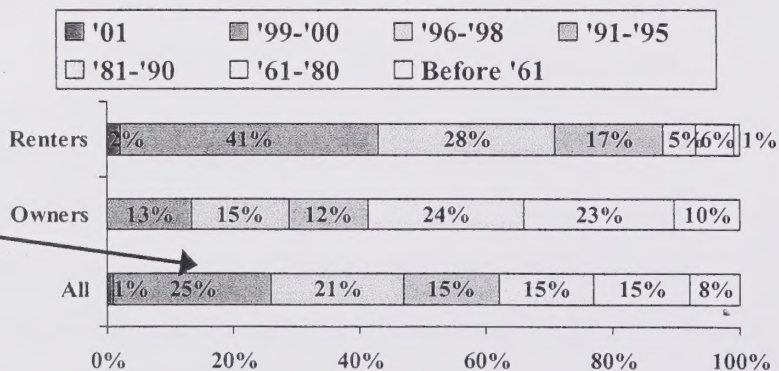
(of those who are likely to move in next few years)

Each was ranked on a 1-7 scale where 1 is very low priority and 7 is very high priority



Year of move-in to current housing

Of those respondents who said they have moved in the last 2 years (26%), half moved into Alameda, and half moved within Alameda.



Attachment 2

Questionnaire with Frequency Results

City of Alameda - Housing Element 2001-2006

$n=400 \pm 4.9$

February 14-17, 2001

EMC 01-2343

1. SEX

Male	48%
Female	52

Hello, my name is _____ and I'm taking a survey for the Evans/McDonough Research Company. We're trying to find out how people in the City of Alameda feel about some critical issues facing the city. I'd like to ask you a few questions on a strictly confidential basis.

2. Are you 18 years of age or older?

Yes ==> CONTINUE 100

No ==> "May I speak to someone who is 18 years of age or older living in the household?"

3. Just to be sure I'm calling in the right area, do you live in the City of Alameda?

Live In Alameda -----> CONTINUE 100

Live somewhere else -----> TERMINATE

(Don't Know) -----> CONTINUE

4. And again, just to be sure I'm calling in the right area, could you please tell me what zip code you live in?

94501 82

94502 18

Else -----> TERMINATE

5. What do you think is the most important issue facing the City of Alameda today? (**ONE RESPONSE**)

Housing 20

Education 14

Naval base development 10

Traffic 10

Utilities 9

Economy 6

Growth 6

Crime/Drugs/Law 5

Transportation 4

Everything 2

Other 4

Nothing 4

Don't know/No answer/Refused

8

6.	Would you rate the overall quality of life in the City of Alameda as excellent, good, only fair or poor?	
	Excellent	36
	Good	54
	Only Fair	9
	Poor	1
	(Don't know)	0

Please tell me if you are very concerned, somewhat concerned, not too concerned, or not at all concerned about each of the following in Alameda.

SCALE: 1. Very concerned 2. Somewhat concerned 3. Not too concerned
 4. Not at all concerned 5. (Don't know) 6. (Does not apply)

(ROTATE Q7-Q14)

	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>	<u>6</u>
7.	Finding housing that meets my needs;					
	42	15	22	17	1	4
8.	The cost of housing;					
	55	23	12	8	-	3
9.	Traffic and congestion;					
	39	28	24	10	-	-
10.	The quality of public schools;					
	37	25	16	11	6	5
11.	The quality of shopping and services;					
	32	31	25	12	-	0
12.	Crime;					
	27	32	33	9	-	0
13.	The availability of open space and recreation;					
	24	33	27	16	1	-
14.	The availability of housing;					
	45	21	20	10	2	3

(END ROTATE)

For each of the following statements please tell me if you agree or disagree. If you do not have an opinion one way or the other, please just say so.

(ROTATE Q15-Q23)

- | | | |
|-----|---|----|
| 15. | In the past year, I have fallen behind in making my rent or mortgage payments; | |
| | Agree | 5 |
| | Disagree | 94 |
| | No opinion/Don't Know | 1 |
| 16. | More than one third of our household pre-tax income is spent on rent or mortgage; | |
| | Agree | 44 |
| | Disagree | 54 |
| | No opinion/Don't Know | 2 |
| 17. | In the past year, I have had my utilities shut off for non-payment; | |
| | Agree | 3 |
| | Disagree | 97 |
| | No opinion/Don't Know | 0 |
| 18. | In the past year, I lived temporarily with others, in a shelter or on the street; | |
| | Agree | 4 |
| | Disagree | 96 |
| | No opinion/Don't Know | 0 |
| 19. | More than one half of our household pre-tax income is spent on rent or mortgage; | |
| | Agree | 26 |
| | Disagree | 73 |
| | No opinion/Don't Know | 1 |
| 20. | I have had trouble keeping up with house repairs because of cost; | |
| | Agree | 16 |
| | Disagree | 82 |
| | No opinion/Don't Know | 2 |
| 21. | I am concerned that housing costs may force me to leave Alameda; | |
| | Agree | 33 |
| | Disagree | 66 |
| | No opinion/Don't Know | 1 |
| 22. | I moved in the past year; | |
| | Agree | 15 |
| | Disagree | 85 |
| | No opinion/Don't Know | 1 |
| 23. | I tried to move, but did not move, in the past year; | |
| | Agree | 10 |
| | Disagree | 86 |
| | No opinion/Don't Know | 5 |

(END ROTATE)

(IF Q22 or Q23 = 1 ASK Q24-25, ELSE SKIP TO Q26)

24. What was your primary reason for moving or trying to move in the past year? **(ONE RESPONSE)**

Money/Rent	19
Nicer housing/Schools	19
Job location	14
Larger/smaller house	14
Purchased a home	6
Lifestyle change	5
Something new	4
Closer to friends/family	3
Assigned housing	3
Sold house	2
Nothing/Didn't move	8
Don't know/No Answer/Refused	2

25. Using a scale from one to five where one is very difficult and five is very easy, please rate the level of difficulty you had in finding the housing you needed?

SCALE:	1	2	3	4	5	6	Mean
	Very Difficult				Very easy		(Don't Know)
	34	16	16	14	18	1	2.65

(RESUME ASKING EVERYONE)

Now I would like to ask you a few questions about the place you live now. Using a scale from 1 to 5, where 1 is very unssatisfied and 5 is very satisfied, please rate each of the following about the place you live now. Remember, you can use any number between one and five.

SCALE:	1	2	3	4	5	6	Mean
	Unsatisfied			Satisfied		(Don't Know)	

(ROTATE Q26-Q30)

26.	The cost;	11	10	20	16	42	1	3.70
27.	The size;	7	10	16	21	46	-	3.89
28.	The overall condition;	4	5	16	32	43	0	4.07
29.	The location;	4	4	10	20	61	0	4.31
30.	The number of bedrooms;	7	12	18	18	45	0	3.83

(END ROTATE)

31.	Do you rent your property or do you own it?	
	Own/buying	55
	Rent	44
	(DK/Refused)	1
32.	Is the property a single family detached home, a two to four unit building or a building with five or more units?	
	Single family detached	54
	2-4 units	24
	5+ units	22
	(Don't know)	-
	(Other __)	-
33.	How many bedrooms does it have?	
	(studio)	4
	1	16
	2	32
	3	31
	4	13
	5+	4
	(Don't Know)	1
34.	In what year did you move in? (no categories given)	
	Before 1961	6
	1961-1980	15
	1981-1990	15
	1991-1995	15
	1996-1998	21
	1999-2000	25
	2001	1
	No answer	2
35.	How many children under the age of 18 are living in your household?	
	None	69
	1	13
	2	15
	3	2
	4	0
	5	-
	6	0
	7	-
	8	-
	9+	-
	(Don't Know/Refused)	-

36. How many adults, ages 18 to 64 are living in your household?
- | | |
|----------------------|----|
| None | 11 |
| 1 | 25 |
| 2 | 51 |
| 3 | 9 |
| 4 | 2 |
| 5 | 2 |
| 6 | - |
| 7 | - |
| 8 | - |
| 9+ | 0 |
| (Don't Know/Refused) | - |
37. How many adults, ages 65 or older are living in your household?
- | | |
|----------------------|----|
| None | 73 |
| 1 | 15 |
| 2 | 12 |
| 3 | 0 |
| 4 | - |
| 5 | 0 |
| 6 | 0 |
| 7 | - |
| 8 | - |
| 9+ | - |
| (Don't Know/Refused) | - |
38. Is there a single parent, that is, an unmarried guardian of a child under the age of 18, living in your household?
- | | |
|--------------|----|
| Yes | 11 |
| No | 89 |
| (Don't Know) | 0 |
39. What is the regular monthly rent or mortgage payment, not including taxes, for this property? (no categories given)
- | | |
|-----------------|----|
| No rent | 14 |
| Less than \$501 | 6 |
| \$501-1000 | 24 |
| \$1001-1500 | 19 |
| \$1501-2000 | 10 |
| \$2001+ | 5 |
| Refused | 22 |

40. Is your housing subsidized or do you receive financial assistance for housing from the government, from an employer, from some other public or private agency or do you not receive housing assistance?
- | | |
|---------------------------|----|
| Yes, subsidized | 3 |
| Yes, government | 4 |
| Yes, employer | 0 |
| Yes, other public/private | 1 |
| No assistance | 92 |
| (Don't Know) | - |
| (Refused) | 1 |

(IF Q31 = 1 or 3, SKIP TO Q44)

41. Does your rent include all utilities or do you pay separately for electricity, gas, water and trash collection? **(IF PAY SEPARATELY:** Do you pay for electricity, gas, water and trash collection or are some of them included in your rent?)
- | | |
|-------------------------|----|
| Rent includes utilities | 16 |
| Pay separately for some | 37 |
| Pay separately for all | 47 |
| (Don't know) | - |
42. In the past year, how many times has your rent been raised on this property?
- | | |
|--------------|----|
| 0 | 46 |
| 1 | 42 |
| 2 | 11 |
| 3 | 1 |
| 4+ | - |
| (Don't Know) | - |
43. What was your regular monthly rent one year ago? (no categories given)
- | | |
|-----------------|----|
| No rent | 2 |
| Less than \$501 | 8 |
| \$501-1000 | 47 |
| \$1001-1500 | 23 |
| \$1501-2000 | 3 |
| \$2001+ | 1 |
| Refused | 15 |

(RESUME ASKING EVERYONE)

44. Do you, or does anyone in your household, have a physical disability that requires special housing modifications or accommodations?
- | | |
|--------------|----|
| Yes | 6 |
| No | 95 |
| (Don't Know) | - |

(IF Q44 = 2-3, SKIP TO Q46)

45. Are those special needs being met or are they not met in your current housing?
- | | |
|--------------|----|
| Being met | 59 |
| Not met | 36 |
| (Don't Know) | 5 |

(RESUME ASKING EVERYONE)

46. In the next few years, are you very likely, somewhat likely, somewhat unlikely or very unlikely to be looking for a new place to live?
- | | |
|-------------------|----|
| Very likely | 31 |
| Somewhat likely | 15 |
| Somewhat unlikely | 9 |
| Very unlikely | 43 |
| (Don't Know) | 3 |

(IF Q46 = 3, 4 or 5, SKIP TO Q59)

47. What is your primary reason for looking for a new place to live? **(ONE RESPONSE)**
- | | |
|------------------------------|----|
| Money/High rent | 22 |
| Larger/smaller house | 21 |
| Purchase home | 14 |
| Something new | 8 |
| Job/School location | 7 |
| Lifestyle change | 7 |
| Better housing/schools | 5 |
| Closer to friends/family | 4 |
| Too crowded | 4 |
| Not moving | 4 |
| Assigned housing | 1 |
| Sell house | 1 |
| Don't know/No answer/Refused | 2 |

48.	Do you plan to buy or rent when you move?	
	Buy	53
	Rent	34
	(Either)	3
	(Neither)	3
	(Don't Know)	7
49.	Do you plan to: (READ CHOICES)?	
	Stay in Alameda	38
	Move out of Alameda, but stay in the Bay Area	25
	Move out of the Bay Area.	28
	(Don't Know)	8
50.	Are you very concerned, somewhat concerned, somewhat unconcerned or very unconcerned about your ability to find the housing you want?	
	Very concerned	46
	Somewhat concerned	30
	Somewhat unconcerned	12
	Very unconcerned	11
	(Don't Know)	1

For each of the following items, please tell me how high a priority that item would be for you when you look for a new place to live. Use a scale of 1 to 7, where 1 means a very low priority and 7 means a very high priority. Remember, you can use any number in between.

SCALE: 1 2 3 4 5 6 7 | 8

<u>Mean</u>	Very low priority	Very high priority		(DK)
-------------	-------------------	--------------------	--	------

(ROTATE Q51-Q58)

51.	Is larger than where I live now;							
	16	4	5	7	13	15	38	1
		5.00						
52.	Cost;							
	3	1	3	8	15	10	60	-
		6.05						
53.	Is smaller than where I live now;							
	62	7	3	5	5	3	14	2
		2.46						
54.	Is in Alameda;							
	27	4	9	10	16	5	28	-
		4.13						
55.	Has good public schools;							

	26	8	5	5	10	8	36	2
		4.37						
56.	Is near my workplace;							
	18	4	6	11	18	16	26	2
		4.62						

SCALE:	1	2	3	4	5	6	7	8
<u>Mean</u>								
	Very low priority					Very high priority		(DK)
57. Is in a senior community or senior housing;	72	10	4	3	4	1	5	2
	1.77							
58. Is in my current neighborhood;	39	10	9	11	9	7	14	1
	3.17							

(RESUME ASKING EVERYONE)

Now I'd like to ask you a few questions for statistical purposes only.

59. Do you have access to the Internet at home, at work, at both home and work or neither?
- | | |
|--------------|----|
| Yes, Home | 26 |
| Yes, Work | 6 |
| Yes, Both | 44 |
| Neither | 24 |
| (Don't Know) | 0 |
60. What is the last grade you completed in school?
- | | |
|-----------------------|----|
| Some grade school | 1 |
| Some high school | 4 |
| Graduated High School | 18 |
| Technical/Vocational | 1 |
| Some College | 26 |
| Graduated College | 32 |
| Graduate/Professional | 19 |
| (Other) | - |
| (Don't Know/Refused) | 0 |
61. In terms of your current job status, are you employed, unemployed but looking for work, retired, a homemaker or a student?
- | | |
|--------------|----|
| Employed | 65 |
| Unemployed | 3 |
| Retired | 23 |
| Student | 3 |
| Homemaker | 3 |
| Other | 4 |
| (Don't Know) | 0 |

(IF Q61 = 1, ASK Q62, ELSE SKIP TO Q63)

62.	Do you work in the City of Alameda, or not?	
	Yes	40
	No	59
	(Don't Know)	0

(RESUME ASKING EVERYONE)

63.	Did you move to Alameda to be close to your, or a family member's, place of work?	
	Yes	41
	No	58
	(Don't Know)	1

64.	Are you, or is anyone in your household in the active military, retired from the military or neither?	
	Yes, active	4
	Yes, retired	9
	Yes, Both	0
	Neither	87
	(Don't Know)	0

65.	How long have you lived in the City of Alameda?	
	<2 yrs	14
	2-5 yrs	17
	6-10 yrs	16
	10-20 yrs	16
	>20 yrs	38
	(DK/Ref)	0

66.	Which of the following best describes the area where you currently live? (READ RESPONSES)	
	The area west of Webster Street,	14
	The area between Webster Street & Park Street,	38
	The area east of Park Street, or	27
	Bay Farm Island;	18
	(None)	1
	(Don't Know)	3

67. What is your age? **(READ CODES IF NECESSARY)**

18-24	7
25-29	8
30-34	7
35-39	13
40-44	12
45-49	10
50-54	10
55-59	8
60-64	5
65-69	3
70-74	6
75+	11
(Refused)	2

68. Are you African-American, White, Hispanic, Latino, Asian, Pacific Islander or another race?

Afr-Amer/Black	7
White/Caucasian	79
Hispanic/Latino	5
Asian/Pacific Islander	8
(Other_)	-
(Refused)	1

69. What language do you speak most often at home -- English, Spanish, Vietnamese, Mandarin, Cantonese, Korean, Tagalog, Farsi or something else:

English	96
Spanish	1
Vietnamese	0
Mandarin	1
Cantonese	1
Korean	-
Tagalog	-
Farsi	-
(Other)	2
(Refused)	1

70. Please stop me when I read the category that includes your total annual household income before taxes, that is, the total income of all of the persons living in your house: This is completely confidential and will only be used to help determine general housing policies for Alameda. (Income categories read were based on household size. The actual questions are available upon request.)

30% of Median	8
50% of Median	11
80% of Median	14
120% of Median	17
More than 120% of Median	33
Don't Know	3
Refused	15

THANK YOU!

Attachment 3

Income Questions

City of Alameda – Housing Element 2001-2006

(IF HOUSEHOLD SIZE = 1 THEN ASK Q1)

- _____ 1. Please stop me when I read the category that includes your total annual household income before taxes, that is, the total income of all of the persons living in your house: READ CATEGORIES: (IF DON'T KNOW OR REFUSE: This is completely confidential and will only be used to help determine general housing policies for Alameda)
1. less than \$14,000
 2. at least \$14,000 but less than \$24,000
 3. at least \$24,000 but less than \$35,000
 4. at least \$35,000 but less than \$57,000
 5. more than \$57,000
 6. (Don't Know)
 7. (Refused)

(IF HOUSEHOLD SIZE = 2 THEN ASK Q2)

- _____ 2. Please stop me when I read the category that includes your total annual household income before taxes, that is, the total income of all of the persons living in your house: READ CATEGORIES: (IF DON'T KNOW OR REFUSE: This is completely confidential and will only be used to help determine general housing policies for Alameda)
1. less than \$16,000
 2. at least \$16,000 but less than \$27,000
 3. at least \$27,000 but less than \$40,000
 4. at least \$40,000 but less than \$65,000
 5. more than \$65,000
 6. (Don't Know)
 7. (Refused)

(IF HOUSEHOLD SIZE = 3 THEN ASK Q3)

- _____ 3. Please stop me when I read the category that includes your total annual household income before taxes, that is, the total income of all of the persons living in your house: READ CATEGORIES: (IF DON'T KNOW OR REFUSE: This is completely confidential and will only be used to help determine general housing policies for Alameda)
1. less than \$18,000
 2. at least \$18,000 but less than \$30,000
 3. at least \$30,000 but less than \$45,000
 4. at least \$45,000 but less than \$73,000
 5. more than \$73,000
 6. (Don't Know)
 7. (Refused)

(IF HOUSEHOLD SIZE = 4 THEN ASK Q4)

- _____ 4. Please stop me when I read the category that includes your total annual household income before taxes, that is, the total income of all of the persons living in your house: READ CATEGORIES: (IF DON'T KNOW OR REFUSE: This is completely confidential and will only be used to help determine general housing policies for Alameda)
1. less than \$20,000
 2. at least \$20,000 but less than \$34,000
 3. at least \$34,000 but less than \$50,000
 4. at least \$50,000 but less than \$81,000
 5. more than \$81,000
 6. (Don't Know)
 7. (Refused)

(IF HOUSEHOLD SIZE = 5 THEN ASK Q5)

- _____ 5. Please stop me when I read the category that includes your total annual household income before taxes, that is, the total income of all of the persons living in your house: READ CATEGORIES: (IF DON'T KNOW OR REFUSE: This is completely confidential and will only be used to help determine general housing policies for Alameda)
1. less than \$22,000
 2. at least \$22,000 but less than \$36,000
 3. at least \$36,000 but less than \$54,000
 4. at least \$54,000 but less than \$88,000
 5. more than \$88,000
 6. (Don't Know)
 7. (Refused)

(IF HOUSEHOLD SIZE = 6 THEN ASK Q6)

- _____ 6. Please stop me when I read the category that includes your total annual household income before taxes, that is, the total income of all of the persons living in your house: READ CATEGORIES: (IF DON'T KNOW OR REFUSE: This is completely confidential and will only be used to help determine general housing policies for Alameda)
1. less than \$24,000
 2. at least \$24,000 but less than \$39,000
 3. at least \$39,000 but less than \$58,000
 4. at least \$58,000 but less than \$94,000
 5. more than \$94,000
 6. (Don't Know)
 7. (Refused)

(IF HOUSEHOLD SIZE = 7 THEN ASK Q7)

- _____ 7. Please stop me when I read the category that includes your total annual household income before taxes, that is, the total income of all of the persons living in your house: READ CATEGORIES: (IF DON'T KNOW OR REFUSE: This is completely confidential and will only be used to help determine general housing policies for Alameda)
1. less than \$25,000
 2. at least \$25,000 but less than \$42,000
 3. at least \$42,000 but less than \$62,000
 4. at least \$62,000 but less than \$100,000
 5. more than \$100,000
 6. (Don't Know)
 7. (Refused)

(IF HOUSEHOLD SIZE = 8 or more THEN ASK Q8)

- _____ 8. Please stop me when I read the category that includes your total annual household income before taxes, that is, the total income of all of the persons living in your house: READ CATEGORIES: (IF DON'T KNOW OR REFUSE: This is completely confidential and will only be used to help determine general housing policies for Alameda)
1. less than \$27,000
 2. at least \$27,000 but less than \$45,000
 3. at least \$45,000 but less than \$66,000
 4. at least \$66,000 but less than \$107,000
 5. more than \$107,000
 6. (Don't Know)
 7. (Refused)

Attachment 4

Verbatim Responses to Open-Ended Questions

City of Alameda - Housing Element 2001-2006	
Responses	
Opening of the naval base - what they are going to use it for	
The base development sets the tone for the economic development for the city for the next 50 years; it needs to be done thoughtfully and properly.	
Lack of shopping places in my area	
Building houses for low income	
N/A	
Nothing	
Lack of new businesses	
School system - they need a lot work done to the schools (understaffed, not enough classrooms).	
I think that the city streets need a lot of work. Also, the traffic lights need some work done on them, as they are only lit half-way.	
Power	
Traffic lights need to be adjusted.	
Not sure	
How the former navy base is handled	
Parking	
Reappropriation of naval base	
Schools	
Affordable housing	
Wages for city employees are too low.	
The transition from a bedroom community to an urban hub, i.e. affordable housing, crime control, pollution control, etc.	
Education, housing	
The collection of half-baked morons of the city council	
Cost of housing	
Heating, gas	
Housing is too high and there is also a shortage of it.	
We need more senior housing to be made available.	
Alameda base	
Enforce the police to be more people-friendly.	
Base reuse - coming up with sustainable economy and place to live	
The utility company; they have good school programs	
Too many building homes	
Teachers need more support in the classroom. They need more teacher's aides to help them.	
No opinion	
The city doesn't know what to do with itself. People aren't capable of making decisions of the magnitude that's needed.	
Housing	
Power crisis	
Don't know	
Teachers' pay is too low.	
Rent control	
Improving the schools	
Public schools need to be taught by certified teachers.	
Redevelopment of the base	
Not enough low income housing; traffic congestion on Park Street	
Development of base	
Modernizing	

Gas prices
None at this time
Beaches not being clean
Affordable housing
Rent is too high.
Housing
Schools, education for kids, do they have enough resources, computers, etc.
Traffic relief
Affordable housing
Housing
The main thing is to find God.
Affordable housing
Energy crisis
Affordable housing in Alameda - the housing in the better areas is far too expensive.
Airport, retail
Traffic on Park Street
Traffic
Population growth
Cost of power and the lack of it
No idea
Housing, education
The development of the base
Growth, expansion
Don't know
Development of base area needs to be done well, with proper mix of housing and businesses.
Housing
Gas bills
Backwoods thinking, resistance to change
Secondary education needs to be improved. Teachers are bad; classes are too large.
Traffic
Condition of the roads
Overcrowding - they are building too much. Also, the traffic is very congested.
Traffic
Keeping a nice place to live
Lack of good shopping
Teachers' salary (raises, not paid enough)
Old naval base
Teacher strike
Redevelopment housing
Closing of the navy base and the property - I would like to see it benefit more than just a few, [have] shops.
I think that we do need more low income housing to be made available for the older citizens of Alameda. I really think that the cost of the senior housing in Alameda is much too high.
We need accessible transportation, especially to San Francisco, and increased bus scheduling.
25 mph is too slow too drive in Alameda.
Price of gas
Better shopping places - we don't have any stores besides Mervyns; we need better ones.
Teachers' salaries should be competitive with other teachers in the area.
The whole community
Housing
Teacher raises
Housing costs and food costs
Development of the naval air station; a better source of power

Transportation
Don't know
Development of the Alameda Point
Naval air station
Affordable housing
Housing
Schools
Not sure
The lack of affordable housing in the Alameda area - even the one-bedroom apartments are over \$1000.00 per month.
Power crisis
Housing costs
The revitalization of Park Street; when is Trader Joe's coming; we need a movie theater
New development where the naval air station used to be
Teachers striking
Housing for low and moderate people
Noise at the Oakland Airport
Crime is bad in my area.
The cost of rent is in orbit.
Growth
Housing affordability, rental
Housing issue
Gas prices
Housing
Military base use and development
We need a new library; development of the Alameda air station.
Public transportation
Police are too lenient.
Growth
Alameda point - homeless, businesses, all aspects
Crime
No bad issues
Cost of living
There's no public transportation where I'm at. I'm about one-half hour from the stop and that stop has no cover. I don't know if they are going to be on time or not. I'm 86 years old. They really need to work on this.
Housing and development
New developments, too much population, lack of yards and other space
Cross walks - people don't stop for the walkers in the crosswalks.
Traffic
Public transportation; want Trader Joe's
No answer
Transformation of the navy base
Growth, development
Use of space
Rent
What is the development of the Alameda air station going to be?
The growth and development and the housing problem; the cost of living
None
Crime
Education
Bogus cops giving bogus tickets and jay-walking, speed limit law of 25
Cost of living
I've only lived here about 4 months.

Wild drivers
None
Education
Traffic
Heating oil prices
Pay raises for the teachers
Traffic
Rents
Schools
Pay the teachers more. It should be what they are worth, which is much more than they are getting.
N/A
Traffic congestion and cost of housing
Don't know, just moved here
School system needs a lot of upgrades.
Base issue
Start generating some new power from our power plants.
Speed limits are a problem. It is hard to drive under 25 miles per hour.
Business growth
Too much traffic
The cost of property is very high here and should be looked into.
Education
Schools, teachers, problem with no contract
Development of West End
Don't know
Teacher's contract
Rent prices are too high. Housing prices are too high to buy.
Too much traffic
Teachers
Use of naval base
Cost of living
Property prices are too expensive (rentals, too).
The environment in the city is of concern to all of us. The city is aware of it and is working on it.
I can't think of any.
Development of naval air station
Affordable housing
The lack of affordable housing
Education
Need better quality education
Don't see any problems
Cost of gas for the home
I think that the teachers should receive a higher income.
The educational system is going downhill.
Too much air and noise pollution
I can't think of anything wrong at all. We like the town very much and have lived here for over 30 years.
Restructuring the downtown area to make it come into the 21st century
Taxes, more bike lanes
Electricity
Speed limit
A well-developed shopping mall; we are losing things - the naval air station people and closed down the maternity ward; there isn't anything to attract people to come live here. There are too many regulations that are keeping people/businesses from coming here. People have to leave Alameda to do business.
School teachers don't have a contract and lights on the streets are very dark.

Housing
Naval base
The schools do not have enough money.
The school situation - the teachers need to be paid more. The quality of the schools needs to come up. The academics need to be improved.
Gas prices
Housing
Don't know
Educational system
Slum lords
The reuse of the former air station; potential attack on Measure A
Traffic
Trying to improve the quality of life for all
Affordable housing
Safe places for youth
Energy problems
The building, if really going to stay.
Too much growth, too much housing development
No problems
Nothing
The extremely high cost of housing - it's high and going higher.
No idea
Garbage and the pollution
Congestion on the roads
Navy base - how to change it to civilian use
We do get along very well here. The only thing is that most people have to pay rent or lease costs for housing (which is extremely expensive). I'm lucky that my wife and I bought our home a number of years ago (25 years ago) and the house is now paid for.
Power problem
Getting crowded and traffic
Affordable housing
Teachers
Traffic, schooling
High cost of housing in the area - we have had our rent go up from \$750 to \$1300 per month over the past year.
Revitalization of the two main shopping districts, Park and Webster Streets, needs to be completed.
Chemistry of city
Lack of quality education
Development of old navy base
Redefining the city
High cost of housing in the area
Rent control, living and housing costs too high
Glad that electricity won't go higher.
Energy
Energy crisis
Don't know
Safety of the environment
Energy crisis
Cost of electricity and tired of being taxed twice
Electric energy, PGE
Crime, lack quality of education
Don't know
The city should do something about the very high cost of living in the area, mainly the cost of housing.

Crime
Gas prices
Unified school district
Quality of education from grades K through 12
Lack of soccer fields, lack of good schools
Nothing
Facelift for Shoreline Center
Plane noise
Work on the old navy base; work that needs to be done
Education - contract and a raise
Don't know
Lack of quality of education
Need more classroom space; need to build more schools.
Navy base, toxic waste transportation
Nothing
Fixing up the old navy base into a place for jobs
Lack of housing for the low income people
Crime
Don't know
Lack of businesses for minorities
Not sure
Clean up the streets, better transportation
Alameda Point
Electricity
Aircraft noise from the airport
Education - salary for teacher
Lack of housing
Housing - not enough, too over-priced
Traffic
Getting a new library
Traffic congestion
High cost of rent
Energy
Power crisis
Military base
Don't know
Schools, housing
Alameda Point
Housing, rental cost, education
School funding
Having to have a certain percentage of moderately priced housing that prevents the overall value of the area from increasing.
Teachers' salary
Education
Affordable housing
Lack of housing and cost
Affordable housing
Maintaining the quality of life
Drugs, children, safety
Education
No idea
Power crisis; rent of housing is too high

School funding
No idea
The quality of schools because they have a direct relationship with housing and real estate.
Power
Development of Alameda Point
Traffic
Schools are not good.
Quality of public education
Not enough housing for low income
Nothing
High cost of rent
Energy crisis
City has erected street signs that they always correct and then getting a ticket for parking.
Housing
Traffic
Dealing with the power issue and speed limit
Crime, drugs
I haven't really thought about it.
Don't know
Lack of quality housing
Don't know
Theater
Housing
Traffic congestion
Power, electricity and gas
Crime
Need lower rent, gas and electric
Naval base
Don't know
Exorbitant housing prices
Cost of electricity
More affordable housing and crime
Construction of navy base
City planning needs to accommodate growth but not lose their home-town feel.
No idea
Electric and the rents
Overdevelopment
Housing prices are too high.
Energy
Housing - not enough
Housing - getting expensive and can't find any more vacant
Traffic
Don't know
Crime
Teachers
Traffic
Housing
Education
More theaters
Crime and power
Education
Teachers' salaries

Uncontrolled growth
Growth and traffic
Crime
High rents
Overcrowding
Just moved, so not sure
Too many people
Shopping opportunities are limited and not enough health food stores.
Traffic
Cost of living
Gross issue traffic, transportation
Libraries - need more
Population, crowding
Behind the times, too many criminals moving in
Population
Development - primarily the navy base
High prices on gas and electricity
Congestion of traffic
Power or the energy issue
Maintaining status quo
Don't know
Rent
Navy base
Transportation
Traffic
Traffic congestion
Crime
Cleaning up the district
Growth is somewhat increased.
Housing cost
Cost of power
Housing
Housing costs
Traffic
Environment - streets could be cleaner
Traffic on Park Street is always congested.
Gridlock
Energy
Housing
Nothing
Traffic in central Alameda and over Harbor Bay Bridge
None
Fixing up the old navy base
Nothing I can think of
Overcrowded freeways
I haven't reviewed issues yet, as I am a new resident of Alameda.
Utility, gas, cost of natural gas
Cost of housing
Utilities are too high.
Naval air station has to be done right.
Gas and electric
Parking

Education and crime (feel they run hand in hand)
Newly elected officials are not maintaining the city.
There seems to be an increased amount of shopping.
Crime
New homeowner, so not sure yet
Overgrowth and overdevelopment

24. What was your primary reason for moving or trying to move in the past year?
No answer
Nothing
High cost of rent
I just wanted to try to get into better housing.
For my job
Avoid rent
Selling house
We wanted to escape the cost of San Francisco.
Have two bedrooms; only need one bedroom.
I just wanted to find a place in a senior housing area with only one bedroom because I just don't need a two-bedroom place.
To get out of a bad apartment condition
Too small
More space
I moved because I wanted more rooms.
I am in an apartment which is really quite nice but I really want to get closer to my place of employment.
I was stationed here; I am in the military.
Moved from Canada
To be with friends and family
Lost roommate and can't afford payments.
I just wanted to get into housing that was a little nicer and with a downstairs apartment available.
I sold my house. I moved here because it fit my needs at the time.
Moved to a bigger house.
Better home
To find a bigger place
My husband's employer is on the other side of town and I'm going to stop working for a while, so we are going to move closer to where he works.
To shorten the commute to work
For a job - moved from new York
Got old and didn't want to go up the stairs anymore.
Looking for cheaper
Because of my job
Did not move
Had no choice - too bad of an area
None
Too expensive
Purchased a home.
Did not move
Housing authority
Housing costs - raising the rent on me
Bigger house
To improve my personal situation
Housing
Looking to buy a home.
Cost of housing
Job relocation
Trying to buy a bigger place but it cost too much.
Cost of housing
Basic dislike of current residence
To get closer to work

The family increased (children).
Better schools
Too much rent
Needing bigger house
Bought a house.
Wanted to own house.
Space
Area was not too good.
Wanted to move to a livelier city.
My house flooded.
Personal
Inherited a house.
Better place
I couldn't afford to move.
Rent increase forced me to move to another place with cheaper rent.
Husband got a job.
Company move
Job transfer
Remodeled my home
Looking for a bigger house.
Moved from the east coast.
Cost of housing is too high. I'm looking for something more affordable.
Moved back to Alameda.
Cost
Better neighborhood
Live with a friend
End of a relationship
Job related
Would like to get a mortgage; I'm a renter.
New job
Finding affordable housing in a low crime area
Didn't move
Refused
Did not move
Rent's too high.
Because of safety
To be closer to my family
I like the schools here and they are starting.
Don't like neighborhood
Landlord didn't keep the property up.
Location
Looking for housing on the east coast.
For my education - to be nearer the college
Did not move
Property owner is taking advantage of seller's market, so had house sold out from under me by the owner and couldn't afford to and didn't want to buy.
Lower cost of rent
I didn't
Need a larger place to live.
Didn't want to pay rent anymore; wanted to get into the house game as soon as possible.
To start a new business outside of Alameda; not liking the attitudes of people in the bay area

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47. What is your primary reason for looking for a new place to live?

To have more room
N/A
Want to move.
Cost
We will no longer need the second bedroom after next year.
To buy a house
A different location
Rent hike
Moving because of lifestyle.
Current home is up for sale.
Cost - I'm retiring; looking for something cheaper.
We want to own the place we live in.
Cannot afford but one-bedroom apartment
As I said before, I want to move to a senior housing area that would have a one-bedroom apartment available, since I no longer need a two-bedroom apartment.
To get a nicer apartment
The cost of the old house - my landlord motivated me.
I want a bigger home.
Not looking
Job relocation
Something on one story
More room and closer to my son's school
Bigger
Bigger place
More room
Own our own home
Need a house
More bedrooms and son will be moving in
Own a home, not pay rent
To own my own house
I want to get closer to my place of employment.
Not going to move
I want a change of scenery.
Trying to lower my cost on housing and a shorter drive to work.
Bay area is too crowded.
Cost
Looking to purchase current apartment
Downsize
I am unsatisfied with the area now, with the overcrowding and traffic. They will not use a senior crossing to get across the street, to get to the stores, etc.
Cost
Rent too high
I no longer need the 3-bedroom apartment. I would like to get a 2-bedroom apartment on the first floor of a building.
The cost and location
Schools are lacking the quality.
When my landlady dies, I will move.
Buy a new home
To move out of the bay area.
We want to move closer to my husband's place of work.
To buy property

Cheaper place
If they do not give me a raise at work, I will not be able to work.
I am going to leave the country.
Buy my own home
If rent goes up more
Retiring and moving to the country
Something more stable
Overcrowding, traffic, lack of open space
Rent is too high
Cheaper
To leave the region
More room - I live in a studio and I want a new location.
Congestion - traffic and otherwise
More space
More space
Marriage
Price
Need a larger place to accommodate two people.
Bigger house
Own our own property
Boredom
New area
To be on my own, to live without living with my parents
Rent increase
To buy a home
Closer to work
Job relocation
One that fits our family - bigger
Relocating closer to family.
I am going to be approved for a new housing from the military and have no say in the matter.
Less expensive
Because of a disability that might happen
Cost
Too small apartment
Traffic is terrible.
Expensive
Housing size and cost
Cost
The rent increases
To get a lower rent
Not moving
Want to move to Livermore area
Location
Out of college and on my own
I hate the house because there are not enough bathrooms.
Better schools and community
Moving to new state
Rent is too high.
My husband is getting out of the service and we are leaving the area.
Own my own house
Better living conditions
Will not discuss this for personal reasons.

N/A
Jobs
Job might move.
Get my own place
I want to own a house.
Racial tensions in the city; had fire in my building
I want to purchase a house.
Grandmother may live
The only reason that we might move is to a place that was a little more reasonably priced. But then, most places are too highly priced.
To buy my own home
Roommate
Relocation, retirement
We got relocated.
Hate living in this apartment.
Different area, less expensive, something more affordable
Bought a house in Grass Valley.
Affordability of housing
So much money and miss family
Larger house
Need to be closer to job.
Family
I want to buy my own home.
Need more space
Cost
For a smaller
None - I will stay at this place unless I get a job elsewhere.
Cost
Another bedroom and bathroom, not so much money
Relocation with my work
Cost, better area
I would like to own my own home.
Bigger place; house
Eviction to raise rents
Cost
Cost of mortgage payments
More space
Something cheaper
Closer to family
Relocating
Looking for a bigger place
To scale down - a 2-bedroom with a smaller yard
Another bedroom {more room}
I want to get out of the city.
It's time to build the house of my dreams.
To live in warmer area
To buy a house
To buy
More space
I need to own before I get too old.
To live in my own place
The rent and utilities

Looking for more space
Home to Kansas
Need a bigger place than studio apartment
Looking for less rent; it's too expensive now. Also looking for a safe area.
Need larger space
Sick parents
Take the Fifth
A retirement location
Disability and high rents
Looking for a better job.
To have more space
Size problem
To get out of bay area and lower living cost
Overcrowded
Size
Larger space
I don't like the area.
Location
Less expensive
To be nearer the college I am attending now.
Not going to move
Financial reasons
I want a house and more space.
Education - relocating for school
Must find a more reasonable place to live.
Closer to work, costs a lot less
I am being displaced; landlord is selling house.
Bigger house
Lower rent
Larger, more modern apartment
To get away from the crime - I have been burglarized.
I need more space



Alameda

APPENDIX L

MODIFICATIONS TO CALIFORNIA BUILDING STANDARDS CODE



APPENDIX L MODIFICATIONS TO CODE

1. Uniform Administrative Code

- a. Section 204.1 of the Uniform Administrative Code, 1997 Edition, is amended to read as follows:

Section 204.1 Appeals. Any person adversely affected by any written orders, decisions or determinations made by the Building Official relative to the application and interpretation of the Building Code, Plumbing Code, Mechanical Code, Electrical Code and Fire Code or any other Alameda building regulations may appeal to the Housing and Building Code Hearing and Appeals Board. Such appeal shall be filed no later than ten (10) days following the date of the written decision by filing with the Central Permits Office an appeal form specifying the basis of the appeal.

- b. Section 204.2 of the Uniform Administrative Code, 1997 Edition, is amended to read as follows:

Section 204.2 Appeal Fee. The fee for filing an appeal shall be established by resolution of the City Council. The appeal fee shall be required to be paid at the time that the appeal application is filed with the Central Permits Office. Appeal forms shall not be accepted without the appropriate appeal fee.

- c. Section 303.4 of the Uniform Administrative Code, 1997 Edition, is amended to read as follows:

Section 303.4 Expiration. Every permit issued by the building official under the provisions of this code shall expire by limitation and become null and void if the building or work authorized by such permit is not commenced within 180 days from the date of such permit, or if the building or work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of 180 days, or if all work authorized by such permit is not completed and finalized within 365 days from the date of such permit. Before such work can be recommenced, a new permit shall be first obtained to do so, and a new full permit fee therefor shall be paid.

Any permittee holding an unexpired permit may apply to the Housing and Building Code Hearing and Appeals Board for an extension of time within which work may commence under that permit when the permittee is unable to commence or complete work within the time required by this section for good and satisfactory reasons. The Housing and Building Code Hearing and Appeals Board may extend the time for action by the permittee for a period not exceeding 180 days on written request by the permittee showing that circumstances beyond the control of the permittee have prevented action from being taken. No permit may be extended more than once.

- d. Section 304.2 of the Uniform Administrative Code, 1997 Edition, is amended to read as follows:

Section 304.2 The fee for permits and inspections shall be established by resolution of the City Council.

The determination of value or valuation under any of the provisions of these codes shall be made by the Building Official. The value to be used in computing the building permit and building plan review fees shall be the total value of all construction work for which the permit is issued as well as all finish work, painting, roofing, electrical, plumbing, heating, air-conditioning, elevators, fire extinguishing systems and other permanent equipment.

- e. Section 304.3 of the Uniform Administrative Code, 1997 Edition, is amended to read as follows:

Section 304.3 Plan Review Fees. When a plan or other data are required to be submitted by Section 106.1, a Plan Review Fee shall be paid at the time of submitting plans and specifications for review. Said Plan Review Fee shall be established by resolution of the City Council.

The Plan Review Fee for identical buildings in the same tract shall be twenty-five percent (25%) of the full Plan Review Fee. This provision is applicable only when each building is to be constructed from identical plans and specifications as approved for the original building.

When plans are incomplete or changed so as to require additional plan review, an additional Plan Review Fee shall be charged.

- f. Section 304.5.2 of the Uniform Administrative Code, 1997 Edition, is amended to read as follows:

Section 304.5.2 Penalty Fee. Any person, firm or corporation that commences any construction without first having obtained the necessary permits shall, if subsequently permitted to obtain a permit, pay an amount, in addition to the ordinary permit fee required, as established by the City Council.

- g. Tables 3-A, 3-B, 3-C, 3-D, 3-F, 3-F, 3-G and 3-H of the Uniform Administrative Code, 1997 Edition, are deleted in their entirety.

2. Uniform Building Code

- a. Section 104 through Section 109 of the Uniform Building Code, 1997 Edition, are deleted in their entirety.

- b. Section 302.1 of the Uniform Building Code, 1997 Edition, is amended by inserting a new exemption number 2.6 to read as follows:

2.6 Residential uses which do not exceed 30 percent of the floor area of the major use or 400 square feet, whichever is greater.

- c. Section 904.1.1 of the Uniform Building Code, 1997 Edition, is amended to read as follows:

Section 904.1.1 General. Fire extinguishing systems required by this Code shall be installed in accordance with the requirements of this section, except that such systems shall be installed in all buildings or structures hereinafter constructed which:

- i. Are two (2) stories or more, irrespective of height; or
- ii. Are thirty-five (35) feet or more in height as that term is defined by this Code; or
- iii. Have a total aggregate floor area of 5,000 square feet or more; or
- iv. Are added to, repaired or remodeled, if the cost of addition, repair or remodeling is over 50% of the current assessed value of the building and meets the criteria as defined above.

In the event that another section of the Alameda Building Code is more restrictive, then that section will apply.

Exceptions to the above: R-3 occupancies are excluded from the automatic sprinkler system requirements of this section.

Fire hose threads used in connection with fire-extinguishing systems shall be national standard hose thread or as approved by the fire department.

The location of fire department hose connections shall be approved by the fire department.

In buildings used for high-piled combustible storage, fire protection shall be in accordance with the Alameda Fire Code.

- d. Section 1503 of the Uniform Building Code, 1997 Edition, is amended by inserting the following ahead of the first paragraph:

Section 1503 Roof Covering Requirements. Any roof installed on any structure with an occupancy classification of "R" or "U" shall have a fire rating of Class A, which complies with the Section 1504.1 Class A. Roof Coverings.

- e. Section 1503.1 is added to the Uniform Building Code, 1997 Edition, to read as follows:

Section 1503.1 Spark Arrester. A substantially constructed spark arrester having a mesh not exceeding 1/2 inch *shall* be installed on all operational chimneys on any building when the building is re-roofed.

- f. Section 1503.2 is added to the Uniform Building Code, 1997 Edition, to read as follows:

Section 1503.2 Roof Covering Requirements When Re-Roofing. When re-roofing any structure with an occupancy classification of "R" or "U", the fire rating of the roof assembly shall be Class A, in compliance with Section 1504.1

3. National Electric Code

- a. Article 230-8, Raceway Seal, of the National Electrical Code, 1996 Edition, is amended by adding the following:

Raceways or ducts within the underground box shall also be sealed.

- b. Article 230-26, Point of Attachment, of the National Electrical Code, 1996 Edition, is amended to read as follows:

Unless special permission is granted in advance to do otherwise, the location of the point of service drop support or attachment on a building shall be at that portion of the building facing and nearest to the street, alley, easement, or public way on which is located the utility's pole having facilities for rendering service of the type required to fit the needs of the particular installation involved.

The point of attachment shall be the portion of the service conduit adjacent to the service head. The service conduit shall be securely fastened to structure served and space provided for attachment of a service drop strain clamp by the serving utility.

The outer or upper end of the overhead service conduit shall not overhang or project horizontally more than eighteen inches (18") beyond the last point at which the conduit is supported and fastened.

In cases where it is necessary to obtain the required height for support of the service drops by extending the service conduit above the roof of the building, only rigid metallic conduit shall be used for this purpose and shall not be smaller than one and one-quarter inches (1 1/4") trade size, not to extend more than thirty inches (30") beyond the last support for periscope service without brace. If nonferrous metal conduit is used, it shall not be smaller than two inches (2").

- c. Article 230-30, Insulation, of the National Electrical Code, 1996 Edition, is amended by deleting the exceptions and adding the following:

Service entrance conductors entering buildings or other structures shall be insulated. Conductors installed in underground raceways shall have XHHW, THW or other suitable insulation as listed in 75E column of Table 310-16 of the National Electrical Code.

- d. Article 230-41, Insulation of Service Entrance Conductors, of the National Electrical Code, 1996 Edition, is amended by deleting Exception (d) and adding the following:

Ends of service conductors in underground boxes shall be sealed to prevent entrance of moisture.

- e. Article 230-43, Wiring Methods for 600 Volts, Nominal, or Less, of the National Electrical Code, 1996 Edition, is amended to read as follows:

Except when installed as busways or cablebus, all service entrance conductors in or on buildings shall be installed in rigid metal conduit.

Service entrance conduits installed to supply single and duplex family units shall not be smaller than one and one-quarter inch (1 1/4") trade size.

- f. Article 230-49, Protection Against Physical Damage - Underground, of the National Electrical Code, 1996 Edition, is amended by adding the following:

Underground service entrance conductors shall be installed in rigid metal conduit or rigid non-metallic conduit sized not smaller than two inches (2"). On utility poles conduit risers shall be rigid non-metallic up to a height above grade of eight feet (8').

- g. Article 230-54, Connections at Service Head, of the National Electrical Code, 1996 Edition, is amended by adding the following:

The service head shall be located on that portion of the building served which is facing the serving line. The service head shall be located at that height which will allow for the proper clearance of the service drop over street, curb, and sidewalk. This will require that the service head for residential occupancies be not less than twelve feet, six inches (12'6") above the driveway where the drops may cross a private driveway, and not less than ten feet, six inches (10'6") above the ground where persons may walk, other than a public walk, which requires a clearance of sixteen feet (16') above the curb.

If the height of the building involved is such that these clearance heights cannot be maintained, then a periscope-type service or some other auxiliary structure shall be resorted to. In the event that a periscope-type service is used, it may be placed on the side of the building served not more than eighteen inches (18") back of the wall which is facing the serving line.

- h. Article 230-70, General, (a) Location, of the National Electrical Code, 1996 Edition, is amended to read as follows:

The service disconnecting means shall be located at a readily accessible point nearest to the entrance of the service conductors, and in residential property shall be accessible from the exterior, except where a meter room is provided. Such service disconnecting means shall not be installed under show windows, or in the cases of multiple occupancies, in any location not readily accessible to all parties concerned.

- i. Article 230-71, Maximum Number of Disconnects, of the National Electrical Code, 1996 Edition, is amended to read as follows:

A separate service disconnecting means shall be provided for each separately metered subdivision of the service conductors. Switches or circuit breakers accessible from the exterior of the building shall be limited to one for each meter; in new construction however, exceptions will be granted in cases involving provisions for the installation of major household appliances, provided that the over current devices are contained within a single panel board assembly approved for the purpose, in which case the number of circuits shall be limited to six (6). More than six (6) disconnects will require a main disconnect. The service disconnecting means shall have provisions for locking each subservice disconnect in the "Off" position with a utility-type seal.

- j. Article 240-24, Location in or on Premises, (b) Occupant to Have Ready Access, of the National Electrical Code, 1996 Edition, is amended by adding the following:

In new installations, not more than two feeder or branch-circuit over current devices shall be installed on the load side of any meter in any meter cabinet opening to the exterior of a building. For a larger number of over current devices, a distribution center shall be provided at a suitable location within the building. Exceptions to this rule will be granted in cases involving provision for the installation of major household appliances, provided that the over current devices are contained within a single panel board assembly approved for the purpose.

In apartment houses and other buildings of multiple occupancy, branch circuit over current devices which are located in an apartment or portion of the building intended to be separately occupied by a tenant will not be considered as being readily accessible if they protect circuits supplying any outlets or equipment not for this exclusive use of this tenant.

The over current device may be located in a commonly accessible location, but all circuits supplying individual apartments in multifamily dwellings shall be confined to each individual apartment served.

- k. Article 250-80, Bonding of Piping Systems, of the National Electrical Code, 1996 Edition, is amended by adding the following:

General. Interior and exterior hot and cold water system shall be bonded to the neutral buss and the interior gas piping. Such connection shall not be located in under-the-floor crawl spaces.

- l. Article 250-81, Grounding Electrode System, of the National Electrical Code, 1996 Edition, is amended by adding the following:

The concrete encased electrode described in 250-81 (c) shall be installed during the construction of all new buildings as the primary ground and when new foundations are constructed for existing buildings. A ground rod electrode shall be installed at the service entrance location at time of alteration or installation of service to existing buildings as a primary grounding means.

- m. Article 300-3, Conductors, (c) Conductors of Different Systems, of the National Electrical Code, 1996 Edition, is amended by adding the following:

Article 300-3 (300) Conductors Supplied by Individual Disconnecting Means in Two or More Occupancy Buildings. Conductors or circuits derived from a sub-service disconnecting means for an occupancy shall not occupy the same wiring enclosure, cable, or raceway with conductors for other occupancies.

Exception 1. Emergency circuit wiring

Exception 2. Group-mounted service boards in single enclosures and auxiliary gutters at service switchboard location.

- n. Article 320 of the National Electrical Code, 1996 Edition, is deleted.
- o. Article 336-3, Uses Permitted, of the National Electrical Code, 1996 Edition, is amended by adding the following:

Article 300-3(1) Nonmetallic-sheathed cable may be used in the hollow spaces of walls and ceilings of wood frame construction and must be concealed by the permanent finish of the building. It is limited to use on circuits not exceeding 300 volts between conductors or 150 volts to ground.

- p. Article 336-6(g), In Unfinished Basements, of the National Electrical Code, 1996 Edition, is amended by adding the following:

In wood frame construction where cable is not exposed to physical damage, the cable shall either be run through bored holes in joists, parallel to joist, or on girders or running boards and shall closely follow the vertical surface of such members.

Where cable is exposed to physical damage, a metal-clad system of wiring shall be used in the unfinished area of the building.

- q. Article 338-2, Uses Permitted as Service-Entrance Conductors, of the National Electrical Code, 1996 Edition, is deleted.
- r. Article 348-1, Use, of the National Electrical Code, 1996 Edition, is amended by adding the following:

Electrical metallic tubing shall not be used in the ground floor slab or in any location where it would be in contact with the ground.

4. Uniform Plumbing Code

- a. Section 101.3 through Section 103.8 of the Uniform Plumbing Code, 1997 Edition, are deleted in their entirety.
- b. Section 609.3 of the Uniform Plumbing Code, 1997 Edition, is amended to read as follows:

Section 609.3 Water piping shall not be installed in or under a concrete floor slab within a building.

- c. Section 719.7 of the Uniform Plumbing Code, 1997 Edition, is added to read as follows:

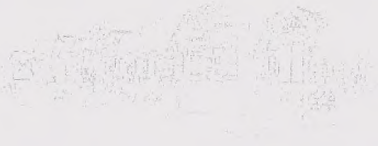
Section 719.7 A property line cleanout shall be placed at the junction of the building sewer and the street lateral whenever a new building sewer is installed or when more than fifty percent of any building sewer is replaced or repaired. Such cleanout shall be installed by the use of an approved cast iron double cleanout fitting. A cast iron riser shall also be required to be extended to grade.

5. Uniform Mechanical Code

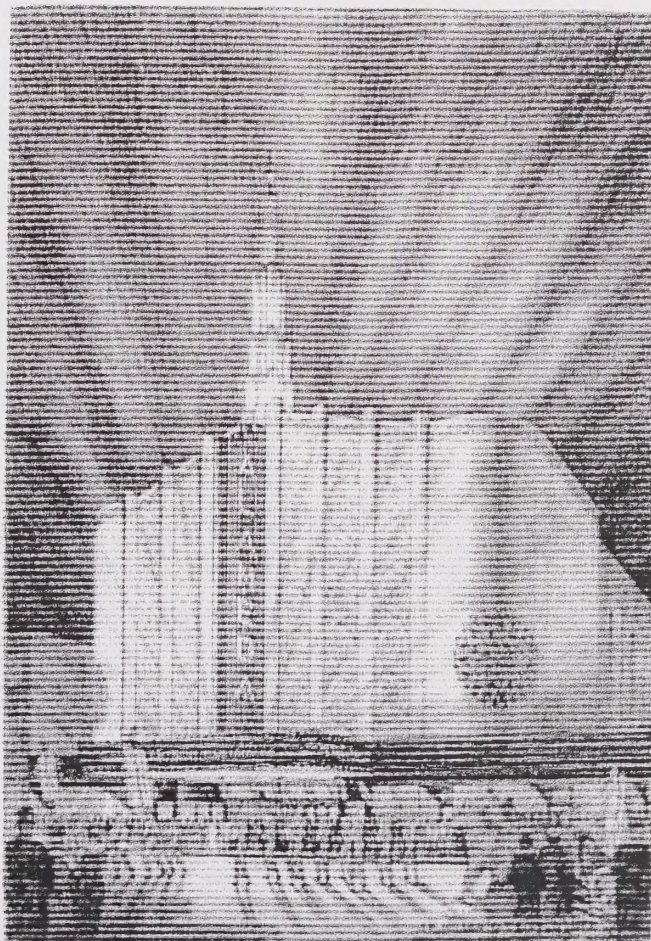
- a. Section 104 through Section 115 of the Uniform Mechanical Code, 1997 Edition, are deleted in their entirety.



Alameda



APPENDIX M HOUSING ELEMENT PUBLICITY ITEMS



Housing costs driving renters away

Survey states that more than 70 percent of renters say they will leave town

By Peter Hegarty
STAFF WRITER

Nearly half the people who live in Alameda expect to move from the city in the next few years, with many citing high housing costs as the reason, a survey of local residents has found.

The survey also shows the average rent here has jumped 19 percent during the past year alone, increasing from \$896 to \$1,068.

But while the high cost of housing was clearly a concern for many of the 400 adults surveyed, the vast majority still say they are satisfied with their quality of life here.

The city's Development Services Department commissioned the random telephone survey in order to get up-to-date information on the city's population make-up and housing characteristics. The information will be used to help update the housing element in the city's General Plan.

Some 20 percent of the people surveyed said housing was the top issue now facing the city — a stark contrast to just three years ago, when a similar survey here showed that most Alamedans believed education was the key issue facing the city. Education was closely followed by the economy and just four percent said housing.

But in the most recent survey, 55 percent of people said they were "very concerned" about the cost of housing here. Some 45 percent also said they are very concerned about housing availability.

The results of the survey come as the city moves to increase the number of affordable housing units here: Last Tuesday, Mayor Ralph Appenzato and the City Council approved an agreement with two advocacy groups — Renewed HOPE and Arc Ecology — that calls for 25 percent of housing built at the former naval base to be designated as affordable.

Catellus Development Corp. has also agreed to build 60 affordable units at the site known as East Housing on Atlantic Avenue as part of the agreement.

Not surprisingly, the survey found more than half of homeowners here satisfied with their housing situation — including its cost, location, condition and size — but that renters perceive serious housing problems and are more dissatisfied.

Part of the reason for their dissatisfaction is that they pay more for housing, according to the survey: 40 percent of them said they pay more than half of their pre-tax monthly income on rent. Twenty-two percent of them spend a third.

In contrast, just 14 percent of owners spend half their income on house payments. Sixteen percent said they spend one-third.

"Even for those who have not been forced to increase their housing costs, the perception of rising prices has caused serious anxiety," the survey notes. "Real concerns, which have been exacerbated by the media, have caused many to fear that they will need to leave Alameda or even the Bay Area to afford a place to live."

But the survey also notes rising rent costs and skyrocketing home prices are regional issues and that many people surveyed could be allowing perception, rumors and the experience of others to influence their answers.

Among those surveyed, 31 percent said they plan to look for a new place to live within the next few years. Another 15 percent described

WORKSHOPS

The city has scheduled public workshops to give residents an opportunity to discuss the community's housing issues and needs. The first one will be held Tuesday, March 27, from 2 to 4 p.m. at Mastick Senior Center, 1155 Santa Clara Ave. The second will be held Thursday, March 29, from 7 to 9 p.m. in the Council Chambers at City Hall. The Planning Board will host a workshop during its May 14 meeting, which begins at 7 p.m. in the Council Chambers at City Hall, 2263 Santa Clara Ave.

Housing

FROM PAGE A1

themselves as somewhat likely to move. Twenty-two percent of them said the reason was money or rent. It was followed closely by a need to find a different sized home.

Among renters surveyed, 72 percent said they plan to move within the next few years.

Some 90 percent of the people phoned described life in Alameda as excellent or good. That number is exceptionally high: Last June, the same company carried out a telephone survey in San Jose and found 25 percent of its residents rated life in the city as fair or poor.

The survey here was carried out between Feb. 14-18 by the Evans/McDonagh Company. It has an overall margin of error of 4.9 percent. The 400 Alamedans were called at random.

Peter Hegarty can be reached at phegarty@cctimes.com or by calling 748-1654.

Housing Element meeting reveals concerns of Alamedans

By Carol Anne Carroll
CORRESPONDENT

Public meetings held during the day have the reputation of being fairly laid back, consisting of few people, and being relatively unimportant. That stereotype was forever put to rest on March 27, when Alamedans met at the Mastick Senior Center to discuss an update to the City of Alameda's Housing Element.

The Housing Element is one of five elements that make up Alameda's city plan. Other elements cover land use, transit, health and safety.

Steve Belcher, Alameda's Housing Development manager, had just opened the meeting when questions from residents made it clear the meeting was not going to be boring.

During his initial presentation, followed by an explanatory presentation by City of Alameda staff member Laura Fritz, a number of highly contentious questions were raised.

Starting the questioning was a gentleman who asked, "What is Measure A, and what does it do?"

That question was followed by questions that included, "Where are we going to put the additional people?, and "Why are they trying to kick everybody out?"

The questions referred to the handouts received at the meeting, one of which showed the detailed results of a survey commissioned by Alameda's Housing Development Division. Conducted in February, the study indicates over 40 percent of Alameda's current rental population plans to move over the next several years.

At the top of reasons given for wanting to move was the cost of paying rent in Alameda. While the study showed many residents are considering moving, other documents provided showed an anticipated increase in the number of people moving to the Island.

When asked, Belcher noted that data on where the new residents were coming from was not available. After questions regarding Measure A and the origin of Alameda's housing costs were answered, other questions arose.

Several participants asked why Alameda does not have rent control, and whether it should be instituted, given the high rents and the large number of Alameda's renters (40 percent) who pay one half or more of their income for housing.

One woman said, "I am considering moving to San Francisco, now that rents are falling there. Quality of life to me is being close to the opera and good places to shop."

Another participant questioned the survey's seemingly disparate results. Citing the survey statistic that 90 percent of Alamedans rating "quality of life" as "good" or "very good," one participant asked, "If living here is so great, and everybody is working together, how can we have so many people who will have to leave?"

Other discussions focused on news reports of a new development, where "affordable" will likely be in the \$400,000 range. A lengthy discussion ensued regarding how low- and moderate-income residents would be eligible for a lower-than-market price.

At least two of the participants in the room were self-employed. One said she believed the survey (which she participated in) was not set up as well as it could have been, since it seemed to assume that no one is self-employed and works out of their home.

"When I move my home, I move my business, too. The survey assumes that everyone is a 9-to-5 worker." Another self-employed participant stated that he is getting "priced out" of Alameda, and his recent turn to

self-employment has helped him stay on the Island.

Off-street parking was another issue that received some attention. A combination of factors, including the taking of roommates, landlords charging for parking and older children having their own cars, all appear to contribute to crowded on-street parking on some Alameda streets.

There was concern that any new housing built should be able to accommodate vehicles in their own garages.

Other questions raised by the public included: Will Alameda

Power & Telecom be able to keep up with the electricity demand, as additional housing is developed? Is the city looking at services to go with the housing, such as fire, police, day care, and schools? And, is the City going to ensure that new homes are earthquake-resistant, given the large amount of reclaimed land on the Island?

The rather lively discussion wrapped up around 4 p.m. Belcher encouraged those attending to utilize the city's housing Web site, www.alamedahousing.com

The site contains a message

board and a place for residents to send e-mails outlining concerns around housing. This meeting was one of two public meetings held to discuss

housing issues.

The first draft of the Housing Element is due by July 30, with a final draft anticipated by Dec. 10.

Economic Development Commission
City of Alameda

PUBLIC FORUM

Track Progress on Implementation
Program for the Key Strategies of the
Economic Development Strategic Plan,
Alameda Downtown Vision
and the
Housing Forum Recommendations

Saturday, July 21, 2001
Leydecker Park Recreation Center
3225 Mecartney Road
10:00 AM - 12:00 Noon

The Implementation Program reflects those actions within the constraints of existing resources to implement the high priority programs and projects of the Economic Development Strategic Plan (EDSP), the Alameda Downtown Vision and the Housing Forum Recommendations. The EDSP was formulated as a guide and framework for the City's economic development. The plan describes the direction of Alameda's economic development with goals that maximize economic opportunity with consideration for the qualities of Alameda.

The Alameda Downtown Vision is a guide for the future revitalization and development of Downtown Alameda. Through extensive input, the Plan identifies Downtown's assets and challenges and outlines strategies and actions for Downtown Alameda to actively return Downtown to its historical prominence for Alamedans and Bay Area residents alike. Both plans share the goal of improving the overall quality of life in Alameda.

Steve Belcher
Housing Consultant
c/o Development Services Dept.

Mastick Senior Center

748-4587

HOUSING WORKSHOP



Tuesday, March 27, 2001

2:00 p.m. to 4:00 p.m.

Mastick Senior Center, Room D

1155 Santa Clara Avenue, Alameda

Participate in this special workshop with the
City of Alameda's Housing Development Division

This is an opportunity for seniors to provide input on what they view as current, future and special housing needs in the city of Alameda. The Housing Element of the City of Alameda's General Plan will address the residential needs over the next five years.



To take part in this workshop,
please call 748-4587, ext. 9
or stop by the Mastick Office.



The **City of Alameda's** Development Services Department

invites you to attend a

PUBLIC WORKSHOP

TO DISCUSS ALAMEDA HOUSING ISSUES

When: Saturday, May 19, 2001

Location: O'Club (Main Room), Located at Alameda Point, 641 West Red Line Avenue
(maps on reverse side)

Time: 10 a.m. to 12 p.m.

Purpose: To provide citizens an opportunity to discuss the community's housing issues and needs. Input from the public will support efforts to revise the City's Housing Element which describes how the City will address the housing needs of the community for the next five years through the preservation, improvement and development of housing.

What is the Housing Element?

The Housing Element is part of the City's General Plan which is a document adopted by the City Council to guide the City's future physical development. The Housing Element describes the City's housing goals, policies, and objectives. It also outlines the City's housing needs and programs, as well as the financial resources for housing. Alameda is required by state law to update its Housing Element by December 31, 2001. The last Housing Element update occurred in 1990.

For more information, contact Jennifer Knechtmann at the Development Services Department at (510) 749-5829.

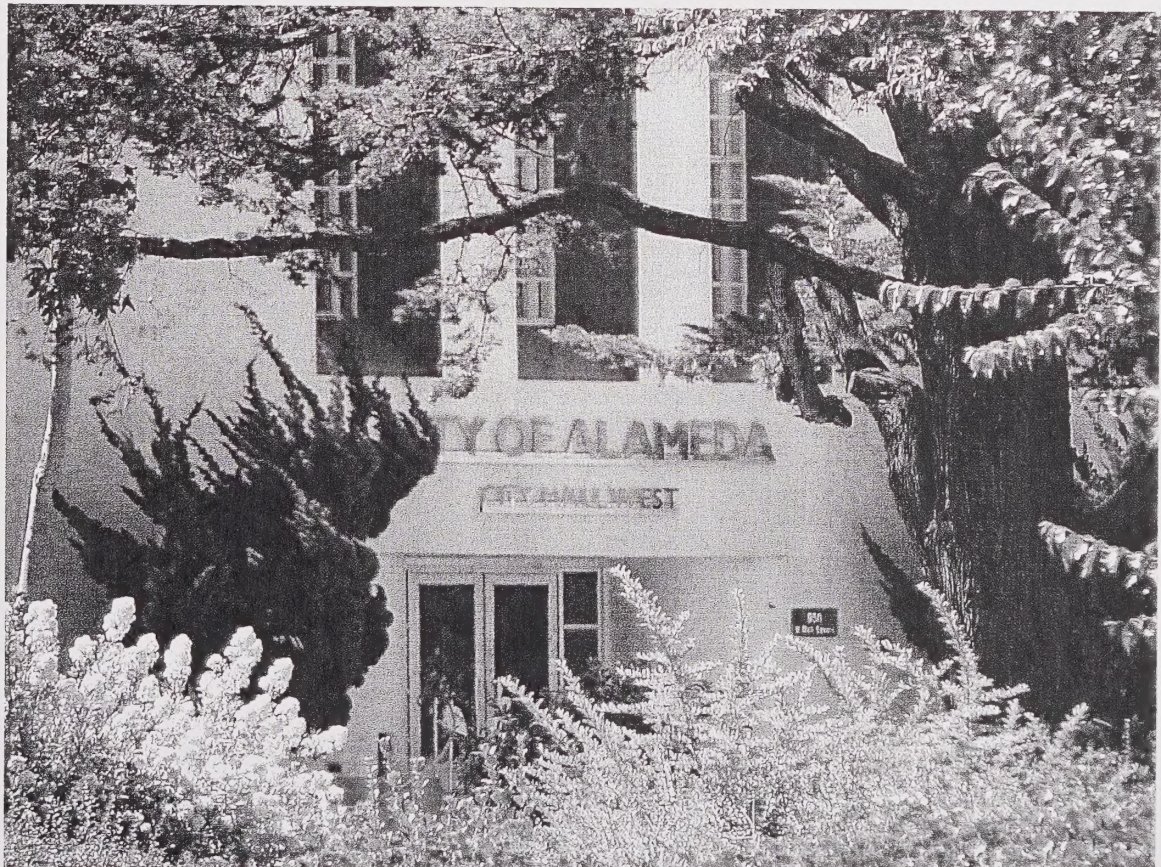


Alameda



APPENDIX N

HOUSING POLICIES AND CONSOLIDATED POLICIES



City of Alameda Housing Policies

The purpose of this document is to create a compendium of adopted and proposed housing policies for the City of Alameda. Over time, with the addition of new policies, the City's housing policies have become redundant, confusing, and in some cases conflicting. This document is an attempt to consolidate housing policies and express them in a clear and concise manner for the general public. The framework for presentation of the policies is taken from the adopted 1990 Housing Element policies. The policies in that plan underwent a long and comprehensive citizen-participation process and then were adopted by the City Council and certified by the State. Additional housing policies from other City plans, as well as proposed policies, are incorporated into the Housing Element framework and their sources are indicated as follows:

Source code: **Bold items** - City of Alameda Housing Element, City of Alameda General Plan (policy number cited)

Ad Hoc - Ad Hoc Homeownership Committee, April 2000

AHA - Alameda Housing Authority PHA Plans - 5 Year Plan for Fiscal Years 2000-2004, Annual Plan for Fiscal Year 2000

APIP - Report to Council for the Alameda Point Improvement Project, February 17, 1998

BWIP/WECIP - Five Year Implementation Plan: 2000-2004, Business and Waterfront Improvement Project, West End Community Improvement Project

Con Plan - Housing and Community Development Strategic Plan, FY 2000-2004

EDSP - Economic Development Strategic Plan, July 2000

Forum - City of Alameda Housing Forum (recommended policies), June 2000

Reuse - NAS Alameda Community Reuse Plan, adopted 1/96

*Underlined items appearing on the right hand column under "Proposed Consolidated Policies" indicate that the wording of the current policy has not been changed.

GOALS:

A. Provide Housing to Meet the City's Needs. Within the limits of available resources, seek to meet the City's fair share housing needs, increase affordable housing opportunities, and provide for the housing needs of special needs groups.

B. Maintain and Enhance the Livability of the City. Provide for housing development in a manner consistent with the goals and policies of the City's General Plan Land Use and Historical Preservation Elements, without jeopardizing the qualities that *(suggested new language: emphasizing those qualities that...)* make Alameda a desirable place to live.

City of Alameda Housing Policies

Current Housing Policies	Proposed Consolidated Policies
<i>A. Rehabilitation and Neighborhood Preservation</i>	
1) Promote the conservation and rehabilitation of the City's existing housing stock. AHA - Maintain and expand quality, safe and affordable housing throughout the City of Alameda. Con Plan - Preserve existing affordable rental and ownership housing for low and moderate income households. The City of Alameda considers this priority to reflect both qualitative/physical preservation of existing housing (i.e., rehabilitation and maintenance) and quantitative preservation (i.e., preserving affordable housing from conversion to market-rate housing). Forum - Conserve and improve existing housing stock. Forum - Preserve affordable housing and support the development of new housing. To the extent feasible, conserve housing located in areas that have been zoned for commercial or industrial use. (Policy 2.4.b)	<u>A. Promote the conservation and rehabilitation of the City's existing housing stock.</u> B. Preserve and expand the City's supply of affordable rental and ownership housing for low and moderate income households. <u>C. To the extent feasible, conserve housing located in areas that have been zoned for commercial or industrial use. (Policy 2.4.b)</u> (For more neighborhood preservation policies, see policy E.)
2) Diligently pursue the elimination of overcrowded, unsafe, and unsanitary housing conditions.	D. Promote the elimination of overcrowded, unsafe, and unsanitary housing conditions.
3) Maintain and improve the physical and social integrity of existing and future neighborhoods. Maintain and enhance the residential environment of Alameda's neighborhoods. (Policy 2.4.a) Protect and restore Alameda's outstanding residential architecture of all periods and styles. (Policy 2.4.f) Preserve the existing mix of water-related uses and add on-shore	E. Maintain the integrity of existing residential neighborhoods by protecting and enhancing the historic architecture and ensuring that new development respects the density and physical character of the neighborhood. F. Ensure that new neighborhoods seamlessly integrate with older residential neighborhoods by designing new housing developments that complement the historic, architectural and physical qualities of existing neighborhoods.

City of Alameda Housing Policies

Current Housing Policies	Proposed Consolidated Policies
live/work space. (Policy 2.6.b.) Develop live/work space along the Northern Waterfront from Grand Street to Willow Street with the intent of maintaining an environment suited to the types of businesses now located in the area. (Policy 2.6.d.) Provide for redevelopment of existing industrial sites to residential along the Northern Waterfront from Willow Street to Oak Street. (Policy 2.6.e.) Forum - Ensure that new housing preserves and complements the history, architecture and character of neighborhoods throughout Alameda. Forum - Encourage the continued diversity of Alameda and the changing live-work patterns of its residents. Reuse - Reflect the existing density and single-family residential character of Alameda in new housing developments as much as possible considering the need to provide a mix of housing types. Reuse - Continue the "low-rise" character of all development, including commercial, industrial, institutional, residential and visitor-serving uses.	G. Encourage work/live opportunities as a way to reduce the traffic impacts of housing, to provide affordable housing opportunities, and to stimulate business incubators. (For diversity discussion, see policies J and Q.) (Density, residential character reflected in policy E.)
4) Give priority for public open space and other public improvements to neighborhoods determined to have a shortage relative to the rest of the City.	(Not a housing policy. Recommended for incorporation in the open space and environmental conservation element.)
<i>B. Rental, Home Ownership and Affordable Housing Conservation and Assistance</i> (change to Rental and Home Ownership Assistance)	
1) Promote opportunities for home ownership for all income groups, including lower income renters and newly formed households. City Council - Increase homeownership rate in Alameda to 60%. (<i>Adopted July 1996. At the time the policy was adopted, the City's homeownership rate stood at 44%.</i>) Ad Hoc - Create educational programs to assist people who live or work in Alameda to become homeowners.	H. Support efforts to increase the homeownership rate in Alameda to 60% by promoting homeownership opportunities for Alameda residents and employees of all income groups, including lower income renters and newly formed households. I. Create and maintain educational and financial assistance programs to assist people,

City of Alameda Housing Policies

Current Housing Policies	Proposed Consolidated Policies
Ad Hoc - Create financial assistance programs to increase the number of potential homeowners in Alameda. Con Plan - Increase the availability of affordable rental and ownership housing for low and moderate income households. Con Plan - Assist low and moderate income first-time homebuyers. Forum - The public policy of the City of Alameda shall be to create housing opportunities, supported by its general plan, for people of all incomes, family structures and cultures with priority given to people who live and/or work in Alameda. Forum - Develop ownership and rental housing that will support the long-term economic and multi-cultural vitality of Alameda and the achievement of housing-related policies and programs.	especially low and moderate income households, in purchasing their first home. J. Create rental and homeownership opportunities for people of all incomes, ethnic origins, cultures, gender, family structures, and special needs populations such as the elderly and physically and mentally challenged persons.
2) Permit condominium conversions as long as the ratio of owner-occupied units is 60% or less of the total number of dwelling units, unless there are special circumstances as described in Policy B-3.	(Condominium conversion discussed in policy K.)
3) Allow condominium conversions in circumstances which would increase ownership opportunities for middle-income people when the developer, at the request of the tenant, finds comparable rental housing within the City before displacing tenants.	K. Promote condominium conversion as a cost-effective way of providing homeownership opportunities, provided that comparable rental housing is secured for displaced tenants.
4) Utilize federal and state rental housing assistance programs and local actions to provide lower income housing assistance.	L. Actively pursue federal and state housing program funds to provide housing assistance to low income households and to support the development of low and moderate income housing.
<i>C. New Housing Development</i>	
1) Provide adequate sites for the development of housing for all income groups. Expand housing opportunities for households of all income groups. (Policy 2.4.e)	M. Designate an adequate amount of land for residential use to encourage housing development that will meet the needs of all income groups.

City of Alameda Housing Policies

Current Housing Policies	Proposed Consolidated Policies
Ad Hoc - Increase the amount of property available for residential development to increase the supply of new housing units. EDSP - Provide affordable housing opportunities throughout the City for current and all future employees that would like to live in Alameda implementing the recommendations of the ad hoc Home Ownership Committee and establishing new housing developments that fully integrate with surrounding areas. APIP - Expand the supply of affordable housing for qualifying households and families. Forum - Plan for "smart" development proximate to goods, services, transportation, jobs, education and recreation. Reuse - Provide diversity in housing opportunities to meet the needs of all people including those of low income, persons of all ethnic origins, those who are physically and mentally challenged and women in the community.	N. Support public programs and encourage private efforts that provide affordable housing opportunities throughout the City for current and future employees who want to live in Alameda. (Integration with surrounding areas discussed in policy F.) O. Encourage development that offers residents easy access to goods, services, jobs, transportation, education and recreation. (Diversity discussed in policy J.)
2) Provide incentives to encourage the construction of housing units affordable to low- and moderate-income households. Ad Hoc - The City general plan and zoning ordinance should be revised to encourage, or require, residential development that provides within each new development more diversity in the housing product to: a. Provide a wider range of ownership opportunity within each new community. This may include expanded opportunity to respond to variations in income and housing needs. b. Allow for the inclusion of more affordable housing within the development while avoiding the pitfalls that make developers reluctant to place such units within more homogenous developments. c. Create new development that is more consistent with the	P. Require developers to construct the housing units for low and moderate income households within their projects. <i>(Policy already part of redevelopment policies - if proposed inclusionary requirement outside redevelopment areas is adopted, this would be necessary.)</i> Q. Ensure that the General Plan and the zoning ordinance encourage residential development that provides more variety in the housing product in response to variations in income levels, the changing live-work patterns of residents, and the needs of a diverse population. (For character of new development see policy E.)

City of Alameda Housing Policies

Current Housing Policies	Proposed Consolidated Policies
traditional Alameda neighborhoods and less suburban in nature. Ad Hoc - Develop housing units priced between \$130,000 and \$220,000 to meet the needs of people with income between 80% and 120% of area median income (\$45,300 to \$75,900 for a family of four). Forum - (Outside redevelopment areas) - Establish a 10 percent affordable housing inclusionary requirement on new developments.	R. Encourage development of homeownership units priced to meet the needs of families with incomes between 80% and 120% of area median income. S. Establish a 10 percent affordable housing inclusionary requirement on new developments outside redevelopment areas.
3) Review new housing proposals (private, non-profit and public agencies) and support those proposals and programs that meet the City's housing needs and are consistent with other City goals and policies. be City Limit residential development to one family and two family dwellings, in accord with the provisions of Measure A. Up to 325 low cost units may be built in Alameda as multi-family housing as replacement housing for the low cost units lost when the Buena Vista Apartments were converted to market-rate housing in 1988. Some or all of these replacement units may be located at one or more of the mixed-use sites, or in any area of the where residential units are permitted. (Policy 2.4.d) Forum - Establish regulatory reforms consistent with the changing economic and social needs of the community, while simultaneously respecting the history, diversity and culture of all Alamedans. Reuse - Create a series of neighborhoods, each with a central focus of mixed-use development, including local-serving commercial and recreational uses and a mixture of housing densities. Forum - Facilitate the acquisition and/or rehabilitation of affordable housing by the Alameda Housing Authority, the Alameda Development Corporation, private owners and/or developers, or other housing development organizations.	(Proposed for deletion. Incorporated throughout housing policies.) <u>T. Limit residential development to one family and two family dwellings, in accord with the provisions of Measure A. Up to 325 low cost units may be built in Alameda as multi-family housing as replacement housing for the low cost units lost when the Buena Vista Apartments were converted to market-rate housing in 1988. Some or all of these replacement units may be located at one or more of the mixed-use sites, or in any area of the City where residential units are permitted. (Policy 2.4.d)</u> (For neighborhood preservation see policy E., for diversity see policy Q., and for regulatory reforms see policy GG.) (For mixed-use development see policy O.) U. Facilitate the development of affordable housing by public and private housing development organizations.
4) Pursue federal, state and local funding to support the development of low- and moderate-income housing.	(For funding see policy L.)

City of Alameda Housing Policies

Current Housing Policies	Proposed Consolidated Policies
5) Encourage development of residential uses in existing commercial areas where the viability of the area and the housing will not be adversely affected. Encourage retention and addition of housing in Park Street, Webster Street, and neighborhood business districts. (Policy 2.5.g.)	V. Encourage mixed-use residential development in existing commercial areas.
6) Evaluate existing school, utility, commercial, and industrial sites for their potential to accommodate housing, should these sites be surpluses or become available. Where a suitable residential environment can be created, give priority to housing on land to be developed or redeveloped in order to meet the quantified objectives of the Housing Element. (Policy 2.4.c)	W. Consider and evaluate the viability of housing as the first option for use of publicly owned property that becomes available or is deemed a surplus.
7) Promote the development of housing that meets the needs of those with special housing needs, including the homeless and those needing transitional housing. Con Plan - Maintain and improve the current capacity of the housing and shelter system, expand transitional and permanent supportive housing. Con Plan - Increase and expand activities designed to prevent those currently housed from becoming homeless. Con Plan - Increase the availability of service-enriched housing for persons with special needs. Reuse - Accommodate the needs of the homeless according to the Homeless Strategy developed in conjunction with the Homeless Collaborative of Alameda County	X. Promote the development of a full range of housing (shelters, transitional and permanent housing), coupled with supportive services, to meet the special needs of homeless individuals and people at risk of becoming homeless.
<i>D. Government Process and Role</i>	
1) Provide an active leadership role in helping to attain the goals of the City's Housing Element and implement the actions prescribed in the Housing Element in a timely manner.	(Proposed for deletion.)

City of Alameda Housing Policies

Current Housing Policies	Proposed Consolidated Policies
2) Encourage public participation by all economic segments of the community in the formulation and review of City housing policy. Forum - Involve the business community in matters pertaining to housing and the economic and cultural vitality of the community.	Y. Encourage public participation of all segments of the community, including low and moderate income residents, the business sector, renters and homeowners, in the formulation and review of City housing policy.
3) Provide equal housing opportunities by taking appropriate actions, when necessary, to prevent discrimination in the local housing market. Con Plan - Reduce housing discrimination. Reuse - Seek a variety of means for providing jobs, training, retraining, housing and educational opportunities for all people including those of low income, people of color, those who are physically and mentally challenged and women.	Z. Ensure equal housing opportunities by taking appropriate actions, when necessary, to prevent housing discrimination in the local market.
4) Encourage the efficient and timely review of development projects and "fast-track" affordable and special need projects where possible and appropriate. Ad Hoc - Give residential development high priority in the City's entitlement process.	AA. Give affordable housing projects high priority in the City's entitlement process to expedite the development process.
5) Promote residential opportunities in the City's Redevelopment Area. Ad Hoc - Require developers of housing in redevelopment areas to construct the required affordable housing on-site. Ad Hoc - Provide incentives in the developer selection process to exceed the redevelopment affordable housing requirement. BWIP/WECIP - Expand and improve the community's supply of low- and moderate income housing. BWIP/WECIP - Expand and improve the community's supply of market rate housing.	BB. Promote residential opportunities in the City's redevelopment areas and expand the supply of low and moderate income housing in those areas. CC. Require developers of housing in redevelopment areas to construct on-site the required inclusionary housing units affordable to low and moderate income households. DD. <u>Provide incentives in the developer selection process to exceed the redevelopment affordable housing requirement. (Not necessary if have the increased percentage of affordable units in redevelopment areas.)</u>

City of Alameda Housing Policies

Current Housing Policies	Proposed Consolidated Policies
BWIP/WECIP - Provide additional housing opportunities for the Project Area and community. (Stated in WECIP plan only.) APIP - Stimulate commercial and residential revitalization resulting in increased employment options for Alameda residents. Forum - (Redevelopment Areas) - Increase the affordable housing inclusionary requirement on new developments to a minimum range of 20 to 25 percent with the increase over the mandated 15 percent allocated to household income ranges that are the least served. Reuse - Reflect the architectural heritage of Alameda in redevelopment and new development.	EE. Support residential development near job centers. FF. Increase the affordable housing inclusionary requirement on new developments in redevelopment projects to 25 percent, with the increase over the mandated 15 percent allocated to household income ranges that are the least served. (For architectural heritage see policy F.)
6) To the extent that neighborhood integrity is not compromised, allow for the relaxation of minimum lot standards, yard setback requirements, and second unit requirements in certain circumstances.	(Proposed for deletion.)
7) Ensure that policies, regulations, and procedures do not add unnecessarily to the costs of producing housing, while assuring the attainment of other City objectives. Forum - Establish a financial planning process to evaluate and support infrastructure needs associated with (residential) development. Forum - Modify existing land use policies to facilitate increased housing stock at all income levels.	GG. Ensure that the entitlement process and infrastructure levies do not unnecessarily burden the development of affordable housing units.



Alameda

APPENDIX O

PROFILE OF GENERAL DEMOGRAPHIC CHARACTERISTICS: CITY OF ALAMEDA 2000 CENSUS



Profile of General Demographic Characteristics: City of Alameda 2000 Census

Subject	Number	Percent
Total population	72,259	100
SEX AND AGE		
Male	34,689	48
Female	37,570	52
Under 5 years	4,057	5.6
5 to 9 years	4,499	6.2
10 to 14 years	4,459	6.2
15 to 19 years	3,965	5.5
20 to 24 years	3,648	5
25 to 34 years	11,077	15.3
35 to 44 years	13,169	18.2
45 to 54 years	11,410	15.8
55 to 59 years	3,684	5.1
60 to 64 years	2,686	3.7
65 to 74 years	4,712	6.5
75 to 84 years	3,569	4.9
85 years and over	1,324	1.8
Median age (years)	38.3	(X)
18 years and over	56,725	78.5
Male	26,793	37.1
Female	29,932	41.4
21 years and over	54,556	75.5
62 years and over	11,100	15.4
65 years and over	9,605	13.3
Male	3,808	5.3
Female	5,797	8
RACE		
One race	67,828	93.9
White	41,148	56.9
Black or African American	4,488	6.2
American Indian and Alaska Native	484	0.7
Asian	18,894	26.1
Asian Indian	888	1.2
Chinese	8,115	11.2
Filipino	5,428	7.5
Japanese	831	1.2
Korean	1,409	1.9
Vietnamese	1,351	1.9
Other Asian ¹	872	1.2
Native Hawaiian and Other Pacific Islander	434	0.6
Native Hawaiian	104	0.1
Guamanian or Chamorro	157	0.2
Samoan	105	0.1
Other Pacific Islander ²	68	0.1
Some other race	2,380	3.3
Two or more races	4,431	6.1
Race alone or in combination with one or more other races³		
White	44,703	61.9
Black or African American	5,431	7.5
American Indian and Alaska Native	1,187	1.6
Asian	20,912	28.9
Native Hawaiian / Other Pacific Islander	879	1.2
Some other race	3,986	5.5

Subject	Number	Percent
HISPANIC OR LATINO AND RACE		
Total population	72,259	100
Hispanic or Latino (of any race)	6,725	9.3
Mexican	3,858	5.3
Puerto Rican	413	0.6
Cuban	139	0.2
Other Hispanic or Latino	2,315	3.2
Not Hispanic or Latino	65,534	90.7
White alone	37,921	52.5
RELATIONSHIP		
Total population	72,259	100
In households	71,182	98.5
Householder	30,226	41.8
Spouse	13,198	18.3
Child	18,967	26.2
Own child under 18 years	14,204	19.7
Other relatives	4,286	5.9
Under 18 years	1,093	1.5
Nonrelatives	4,505	6.2
Unmarried partner	1,861	2.6
In group quarters	1,077	1.5
Institutionalized population	469	0.6
Noninstitutionalized population	608	0.8
HOUSEHOLD BY TYPE		
Total households	30,226	100
Family households (families)	17,858	59.1
With own children under 18 years	8,378	27.7
Married-couple family	13,198	43.7
With own children under 18 years	5,979	19.8
Female householder, no husband present	3,454	11.4
With own children under 18 years	1,872	6.2
Nonfamily households	12,368	40.9
Householder living alone	9,747	32.2
Householder 65 years and over	2,830	9.4
Hhs w/individuals under 18 years	9,075	30
Hhs w/individuals 65 years and over	6,868	22.7
Average household size	2.35	(X)
Average family size	3.04	(X)
HOUSING OCCUPANCY		
Total housing units	31,644	100
Occupied housing units	30,226	95.5
Vacant housing units	1,418	4.5
Seasonal, recreational, or occasional use	143	0.5
Homeowner vacancy rate (percent)	0.5	(X)
Rental vacancy rate (percent)	2.4	(X)
HOUSING TENURE		
Occupied housing units	30,226	100
Owner-occupied housing units	14,486	47.9
Renter-occupied housing units	15,740	52.1
Avg hh size of owner-occupied units	2.5	(X)
Avg hh size of renter-occupied units	2.22	(X)

- Represents zero or rounds to zero. (X) Not applicable

¹ Other Asian alone, or two or more Asian categories.

² Other Pacific Islander alone, or two or more Native Hawaiian and Other Pacific Islander categories.

³ In combination with one or more of the other races listed. The six numbers may add to more than the total population and the six percentages may add to more than 100 percent because individuals may report more than one race.

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